

**TO LET**

**£70,000 plus VAT pa ex**



- Warehouse Premises
- Height to eaves of 8.7m (28ft)
- New lease available
- 1,457 sqm (15,687 sq ft) gross internal floor area
- Situated within a secure site surrounded by a steel palisade fence

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

## **LOCATION**

Essendine is located 4 miles north east of Stamford on the A6121, between Stamford and Bourne. The property is situated within an established industrial estate protected by steel security fencing.

## **DESCRIPTION**

The property comprises part of a substantial warehouse unit located on the Mallard Park Estate.

The warehouse is of steel portal frame construction with insulated profile metal cladding to the walls and roof. The roof incorporates translucent panels providing excellent natural light. The floor is of concrete. Access to the warehouse is via three electrically operated vehicle loading doors. There are shared onsite toilet facilities. The height of the eaves is approximately 8.7 meters (28 ft).

## **ACCOMMODATION**

The accommodation briefly comprises the following:

Ground floor warehouse 1,457 sq m (15,687 sq ft) GIA

The premises have been measured in accordance with the RICS code of measuring practice on a gross internal floor area basis.

## **SERVICES**

We understand that mains three phase electricity is connected via a sub-meter. Services not been tested etc.

## **BUSINESS RATES**

From enquiries of the Valuation Office website, we understand that the following rating assessment applies:

Warehouse & Premises Rateable value £54,000

Interested parties should make their own enquiries of South Kesteven District Council as to the amount of rates payable.

## **EPC**

Awaiting.

## **SERVICE CHARGE**

A service charge is payable for the upkeep of the common areas of the estate.

## **TERMS**

The property is available on a new full repairing and insuring lease – terms to be negotiated.

## **LEGAL COSTS**

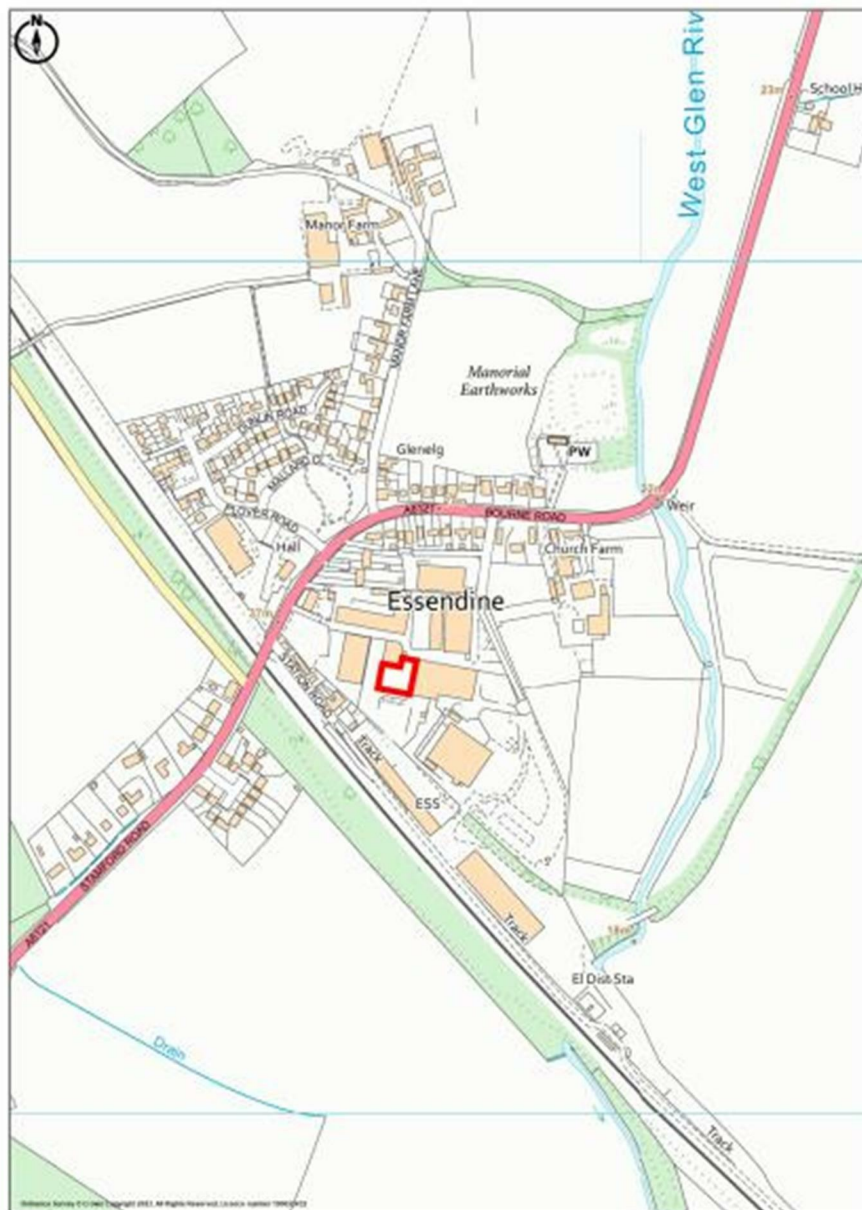
Each party is to be responsible for its own legal costs incurred in the transaction.

## **VIEWING**

For further information or an appointment to view please contact the sole letting agent Andrew Leech at Richardson on 07812 086550 or email: [aleech@richardsonsurveyors.co.uk](mailto:aleech@richardsonsurveyors.co.uk).



## Location Plan



**Promap**  
LANDMARK INFORMATION

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Licence number 100022432.  
Plotted Scale - 1:7500. Paper Size - A4

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