

Richardson

Commercial Property Specialists

Unit 34 (South), Mallard Park Bourne
Road
Essendine
Stamford, PE9 4LT

TO LET

£7 Per Sq. Ft



- Industrial/ Warehouse Unit
- Large External Canopy
- GIA 1502.7Sq m (16,169.4Sq ft)
- Gated, Secured Site
- Built 2022
- 6.6m to Eaves
- To Let
- Electric Vehicle Loading Door

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



www.richardsonestateagents.co.uk

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LOCATION

The site is located off the A6121 Stamford to Bourne Road in the village of Essendine within its own fenced and gated site, within an established industrial area. Nearby occupiers include Alltech, Stamford Storage, S James Prestige & Herbs in a Bottle. Essendine is approximately 4.5 miles north east of Stamford and the A1, with Bourne 6.5 miles to the North East of the Village.

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 natural light. The floor is of concrete and there is LED lighting throughout. Access to the warehouse is via a pedestrian door and a 6mx6m electrically operated vehicle loading door. There is an external onsite toilet block and a cabin office. The height of the eaves is approximately 6.7 meters and there is a 12m deep canopy providing coverage to the concrete yard out the front of the unit.

ACCOMMODATION

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

GIA - 1502.7Sq m (16,169.4sq ft) approx.

External Canopy - 364sq m (3,925.25sq ft)

SERVICES

We understand that mains electricity is shared and connected. None of the plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

To be assessed.

TERMS

Available TO LET on a new full repairing and insuring lease for a term to be negotiated.

VAT

VAT will be charged on the rent.

EPC

To be confirmed

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

For an appointment to view or further information please contact -

Andrew Leech t:01780 758007 e:aleech@richardsonsurveyors.co.uk







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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale