



Chartered Surveyors & Estate Agents



**Unit 6, Foundry Road, Stamford, PE9 2PY
£375 PCM**

TO LET ON LEASE: A COMMERCIAL WORKSHOP / LOCK-UP UNIT

EXTENDING TO APPROXIMATELY 1,100 SQ. FT.

SITUATED ON THE EDGE OF A MIXED USE INDUSTRIAL ESTATE

CLOSE TO STAMFORD TOWN CENTRE

Oakham

5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford

Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

stamford@murray.co.uk

Uppingham

18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk

GENERAL DESCRIPTION

This commercial unit comprises a workshop / lock up storage building located close to the town centre of Stamford (opposite the Jolly Brewer) on the edge of a mixed use industrial estate located on the Foundry Road.

The property has a ground floor area of approximately 1,100 square foot with a first floor office area and WC. There is no external space with this unit and two allocated parking spaces on the site.

STAMFORD

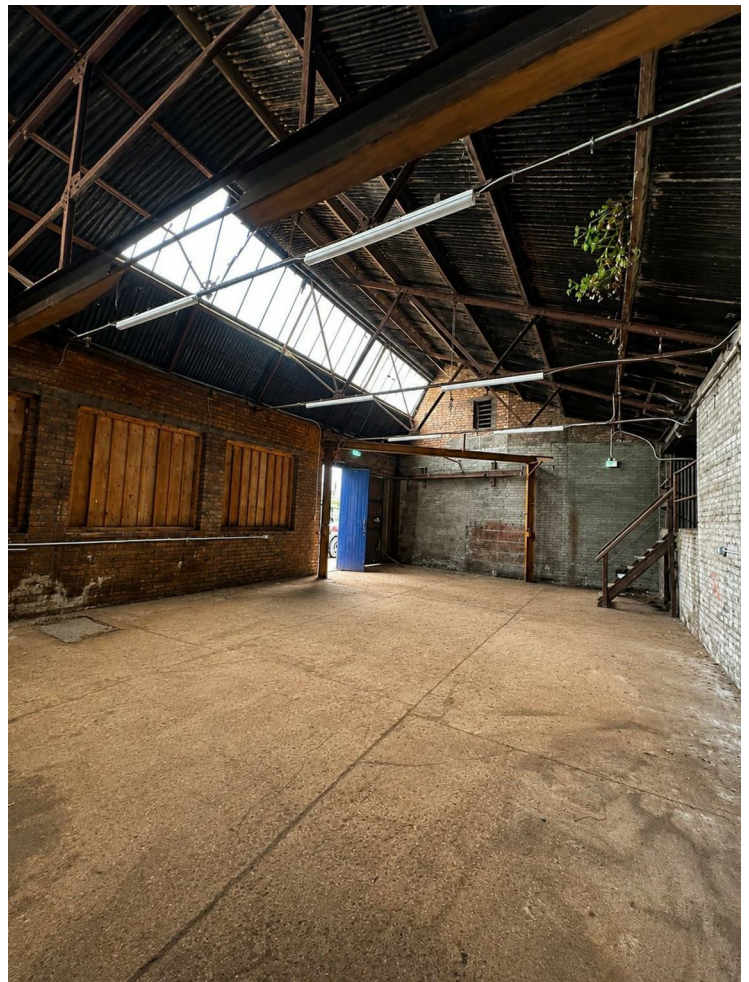
Stamford is a delightful ancient town that grew to prominence where the river could be crossed on the way north from London to York and Scotland. Within the town there is a host of lovely buildings, all of which capture the charm and elegance of the area as a whole.

Shopping facilities in Stamford are good, within the centre shops cater for most needs, and there are two supermarkets and a produce market every Friday. Within the town there is a wide range of schools for children of all ages together with Stamford School and Stamford High School.

For businesses, the A1 Great North Road lies immediately to the west of the town and this offers good driving facilities both north and south, particularly to Peterborough. In addition there is a railway station with services to Peterborough, from which London is approximately a 50 minute journey, and westwards to Leicester and Birmingham.

ACCOMMODATION

Workshop / Storage Unit
7.82m x 13.28m (25'8" x 43'7")



Office Area
2.74m x 4.55m (9'0" x 14'11")

Kitchen Area
2.13m x 3.05m (7'0" x 10'0")

RENTAL

The asking rent for this unit is £4,500 per annum. The rent is fixed for the three year term of the lease.

SERVICES

Mains electricity is connected.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

ENERGY RATING
D/94

RATEABLE VALUE
Enquiries to South Kesteven District Council, Telephone 01476 406080.

LEASE

The unit is available on a fixed three year lease with the security of tenure provisions excluded from the lease. The Tenant would be responsible to reimburse the Landlord the insurance premium payable for this unit on an annual basis.

The property is available to let in it's current condition

and neither the Landlord or the Tenant will be responsible to maintain this building over the period of the lease.

LEGAL FEES

The TenaNt is to contribute £500 plus Vat towards the Landlord's reasonable legal expenses incurred in the preparation of the Lease.

VIEWING

Strictly through the Sole Letting Agents:
Messrs Murray, Market Street, Oakham, Rutland. LE15 6DY Tel. No: 01572 755555

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

