



## Serviced Offices, 5-6 Maiden Lane, Stamford, PE9 2AZ

Stunning self contained office in  
Stamford town centre

First floor office 2 - Rent £710 + vat Pcm  
Inclusive

Rents are inclusive of all bills

- Available immediately with two offices remaining
- Half a month rent free on all 12 month agreements
- Shared Kitchen and Wc facilities with other office users
- Characterful listed building
- 50m from Stamford High Street
- Parking £150 pcm per space or £10 per day
- Last office space available - 1st floor office



## Summary

Available Size - 4 to 5 person

Rents from - £710 per month +vat

Business Rates - Tenants responsibility - 100% relief should apply

Service Charge & Bills - Included within the rent

Car Parking - No parking is included with the Office

VAT - Applicable

Legal Fees - Each party to bear their own costs

EPC Rating - EPC exempt - Listed building

## Description

5-6 Maiden Lane is an exceptional serviced office space and location in the heart of Stamford Town Centre. The building has been freshly refurbished through with new carpets heaters and LED lighting. CCTV and intruder alarm are connected along with data cabling to all rooms.

A shared kitchen and toilet are provided.

### Location

These fully inclusive offices are on Maiden Lane, in the Centre of Stamford approximately 50m from the High Street.

Stamford is a historic market town that boasts 11 churches, 30 pubs and over 10 quality hotels and guest houses. The property benefits from high foot fall due to being close to car parks and the weekly markets.

Stamford is approx. 90 miles North of London and has excellent road and rail connections via the A1 and the main East Coastline.

### Terms

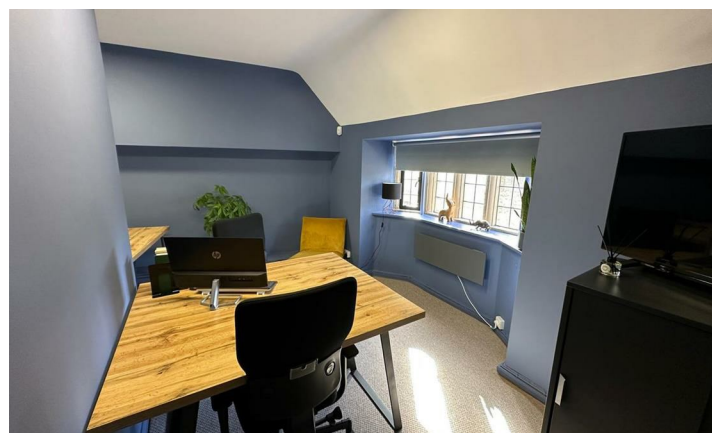
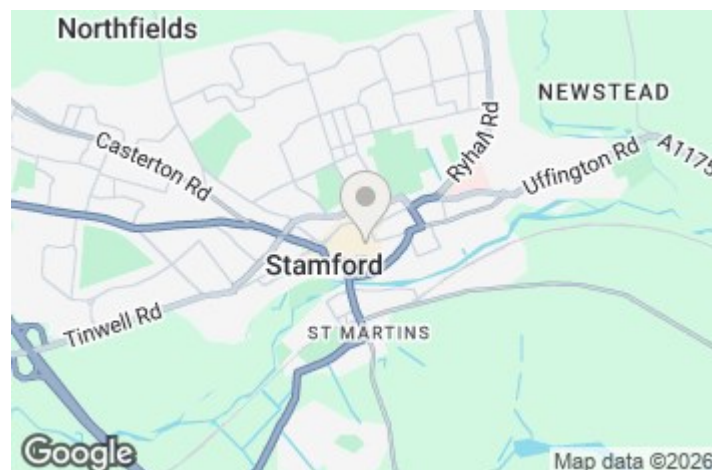
6-12 monthly rolling rental agreements are available.

Terms flexible.

First floor office 2 - Rent £710 + vat pcm Inc bills.

### Services Included

The monthly fee includes building insurance, cleaning of communal areas, electricity, water and service charges. Fully furnished. Tenant will be responsible for their own telephone costs.



## Viewing and Further Information

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