



Unit 9 Casterton Business Park, Stamford PE9 4DE

2260 Sq. ft Modern Industrial unit
TO LET

Stamford Business park location

£24,000 per annum + VAT

- 2260 Sq ft Modern industrial unit
- £24,000 per annum plus VAT
- Outskirts of Stamford location
- Close to the main A1
- Available August 2026
- Internal office / Showroom

Unit 9 Casterton Business Park, Stamford PE9 4DE

Summary

Size - 2260 Sq Ft
Tenure - Leasehold
Business Rateable Value - £14,500
Legal Fees - Each party to bear their own legal costs
VAT - Applicable
Availability - as soon as possible

Description

Unit 9 offers a modern built property of steel portal frame construction, with aluminium panelled façade the Unit has an eaves height of 5.6m and a 4m wide roller shutter door in addition to the half-glazed personnel door.

Accommodation

Unit 9 measures approximately 209.96 sq m (2,260 sq ft). The space is substantially rectangular in shape (16.6m x 12.4m) with an electrically operated roller shutter door, personnel door and side panels to the front and an emergency exit door to the rear. There is allocated parking immediately to the front of the unit

Location

Situated on an industrial estate on the Casterton Road approximately 1.5 miles from the centre of Stamford which has a population of approximately 22,000. The town boasts 11 churches, 30 pubs, 20 restaurants and over 10 quality hotels and guest houses.

Stamford is approximately 90 miles North of London and has excellent road and rail connections via the A1 and the main East Coast line.

Terms

A new lease will be produced offered on 5 year lease terms with 3 year break if required. Rent has been set at £24,000 per annum Plus VAT

Tenant will be responsible for all utilities including business rates payable. Building insurance will be re-charged at cost. All rents are Plus VAT.

3 months rental deposit will be required.

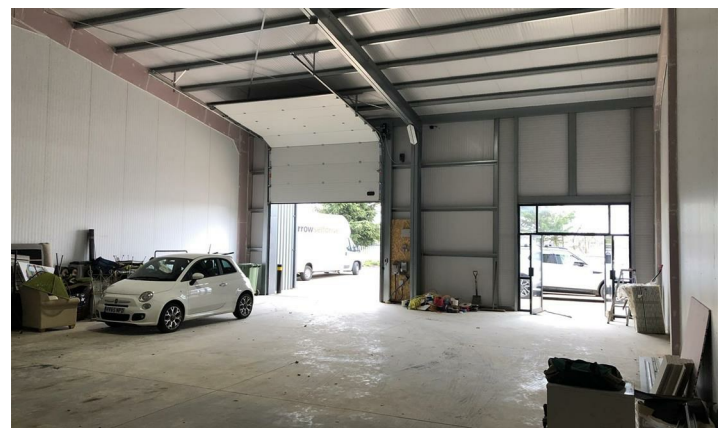
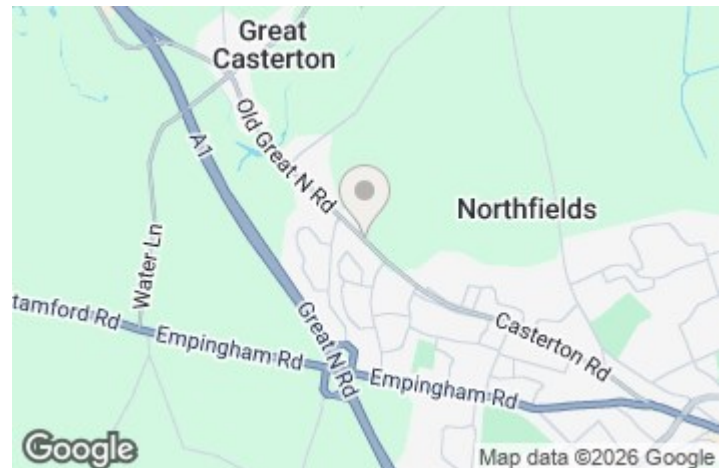
Business Rates

According to the VOA website, the Rateable Value for unit 9 is £14,500. Qualifying businesses may be able to claim some small business rate relief meaning that reduced rates maybe payable.

Services

We understand that all main services are available within the unit, these services have not been tested by the agent.

Tenants will be responsible for their own internet connection.



Viewing and Further Information

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