



Office to let - 5 Scotgate, Stamford, PE9 2YB

Well presented 2 floors of office space TO LET in Stamford Town Centre location with parking

£45,000 per annum Plus VAT

Circa 2,000 Sq Ft open plan space

- Ground and lower ground floor offices available To LET
- Iconic Stamford Town Centre location
- Rent - £45,000 per annum Plus VAT
- 6 + allocated parking spaces included in the rental
- Self Contained with kitchen and w/c's
- Available March 2026 onwards

Office to let - 5 Scotgate, Stamford, PE9 2YB

Summary

Size - 1,883 sq ft plus communal areas
Rent - £45,000 + VAT
VAT - Applicable
Business Rates - RV £18,000 from April 2026
Building insurance - Re-charged at cost
Legal fees - Each party to bear their own costs
Utilities - Sub metered and re-charged at cost
EPC - Commissioned

Description

Offered to let, 2 floors of well appointed office space in the Centre of Stamford. With front access directly from Scotgate and rear access via the private car park which is off the Public Scotgate Car Park

The space offers 2 main open plan office rooms for up to 20 desk spaces plus additional "hot desk" potential - with a private meeting room. Break out space and private kitchen and ladies and men's w/c's

Location

Situated on Scotgate in the centre of the popular market town of Stamford. Approximately 1.5 miles from the A1 via Casterton Road. The town boasts 11 churches, 30 pubs, 20 restaurants and over 10 quality hotels and guest houses. The property is well positioned close to Red Lion square and benefits from high foot fall due to being close to a public car park which abuts the rear of the property. 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

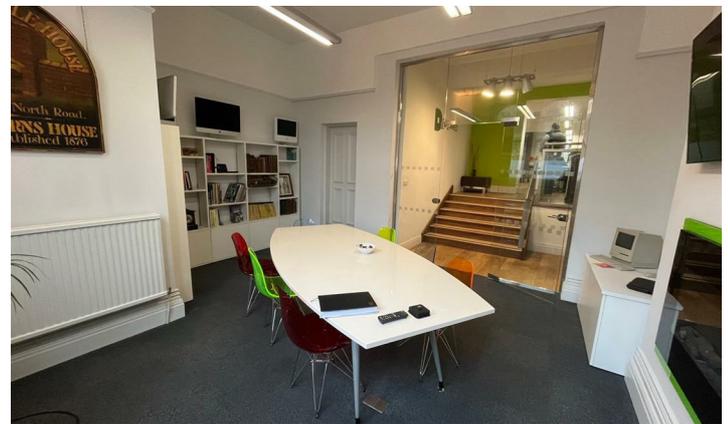
The offices are To Let on a Internal repairing lease with minimum 5 year term - break clause after 3 years may be considered for the right tenant. The initial passing rent is £45,000 per annum plus VAT.
3 month rental deposit will be required.
Building insurance will be re-charged at cost. The electricity is sub metered and will be re-charged as cost by the landlord.

Business Rates

According to the valuation office website, the rateable value for the offices are £18,000 from the 1st April 2026. Prospective tenants should make specific enquiries of the local authority over the rates payable.

Car parking

The offices come with a covered car park for approx. 6-8 cars. The entrance to this car park would be tight for larger 4x4 vehicles, but for medium and smaller cars would be fine. The car park is accesses off the Scotgate Public car park which will provide over flow or temporary visitors parking.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

