



Belton Street Studios, 1a Belton Street, Stamford PE9 2EF

Office & studio rooms To LET

Stamford Town Centre

Last room remaining - £500 pcm

- 24/7 Access
- Communal welfare facilities & kitchenette provided
- 5 minute walk from Stamford Town Centre
- Ideal for office, beauty and wellness space
- Rents inclusive of utility bills

## Summary

Available Size - 3/4 Desks  
Rent - £500 per month Inclusive of utilities  
Business Rates - All rooms qualify for 100% rate relief for qualifying tenants  
Car Parking - There is no parking with these offices  
VAT - There is no VAT on the rent  
Legal Fees - Each party to bear their own costs  
EPC - Rating B (34)

## Description

Belton Street Studios is located a short walk from Stamford Town Centre and offers an ideal location for a range of professional services including beauty, health and wellness, eg Pilates/ reformer studio and counselling services and would cater for both established and start-up businesses. The available rooms are open-plan, bright and located on the first floor along with communal male and female toilets and a kitchenette.

### Location

Belton Street Studios, situated five minutes from the centre of Stamford, offers an ideal location for private office and or studio spaces. Stamford, a historic market town, is home to 11 churches, numerous pubs, and more than 10 quality hotels and guest houses. Located approximately 90 miles north of London, Stamford boasts excellent road and rail connections through the A1 and the main East Coastline.

### Accommodation

The accommodation comprises the following areas:

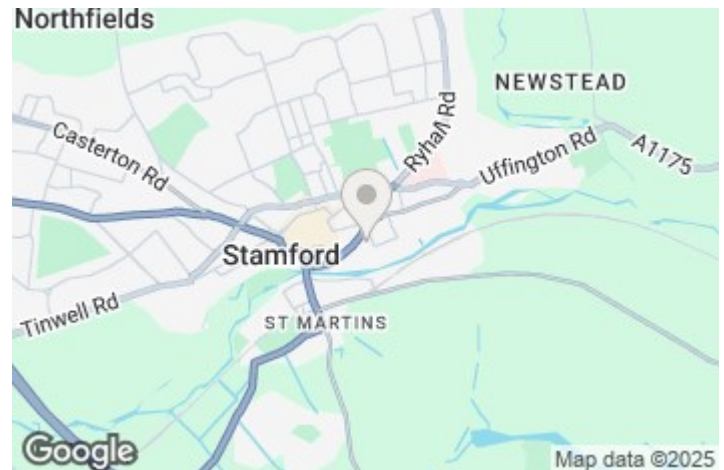
1st floor - Office 1A - 2 Desks = £500 /month - Available

### Terms

New leases will be created with terms to be agreed and to include breaks & reviews. Rents as per the schedule above. A deposit equal to 1-months rent will be required. Rent will be paid quarterly in advance.

### Services

Mains services are connected to the property to include gas, electric, water and drainage. These services have not been tested by the agent.



## Viewing and Further Information

Ben Freckingham

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330



