



Office 08.03 - Casterton Business Park, Stamford - PE9 4EJ

2 Office spaces To Let - Stamford

124 Sq ft + 322 Sq ft = £9,000 Plus
VAT

2 car parking spaces

- Approx. 1.5 miles from the centre of Stamford
- 2 Offices, 322 Sq Ft. Plus 124 sq ft with 2 parking spaces
- Available Early 2026
- Inclusive of Light, Heat, Alarm
- High Quality Finish

Summary

Space - 2 offices - 448 Sq ft
Rent - £9000 per annum
Bills - Included in the rent except business rates
Rates - According to the VOA website, the Rateable Value for the 2 spaces is £3,450
VAT - Applicable
EPC - C (52)
Legal fees - Each party to bear their own costs

Description

The Landlord has converted this former new Industrial Unit into Office accommodation and occupies some of the offices themselves. The units have been carefully designed and fitted to a high standard.

Location

Casterton Business Park is a brand-new development approximately 1.5 miles from the centre of Stamford. Stamford has a population of approximately 22,000 and the town boasts 11 churches, 30 pubs, 20 restaurants and over 10 quality hotels and guest houses and is approximately 90 miles North of London and has excellent road and rail connections via the A1 and the main East Coastline.

Accommodation

Entrance is via a set of double doors with glazed side panels and audio electronic key fob entry leading to the double height reception and stairs to the first floor. On the ground floor the main office (322 Sq Ft) is to the front with floor to ceiling glazed panels overlooking the reception. The second office (124 Sq Ft) is also on the ground floor and has no windows but would make an excellent meeting, training room or overflow office. Shared Kitchen and W/c facilities are on the ground floor. Electric locking entrance door with key fob entry.

Services

We understand that all main services are available within the offices, but these units have not been tested by the agent. Each individual office will have the ability to heat and cool their own space and security will enable access to the individual spaces and the necessary communal areas. Tenants will be expected to provide their own telephone system with the landlord providing the facilities for high-speed internet connections.

Terms

A new lease will be produced with terms from 12 months. Longer terms will be considered.

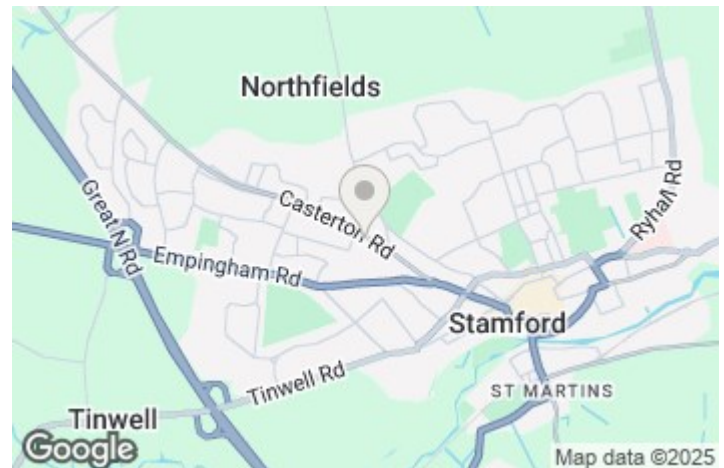
Rents for the Units are: -

124 Sq ft + 322 Sq ft = £9,000 Plus VAT

Rents are inclusive of heating, electricity, communal cleaning and building insurance. All rents are Plus VAT.

Rates

According to the VOA website, the Rateable Value for the 2 spaces is £3,450. Qualifying businesses will be able to claim small business rate relief meaning that no rates should be payable



Viewing and Further Information

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