



Services offices, Pit Lane, Ketton, Stamford PE9 3FL

3 Office spaces available in Ketton industrial park

£4,800, £6,600 and £9,600pa

Circa 170, 228 + 359 sq ft

- Rents from £400 - £800 pcm Business rates included
- 24/7 Secure Access
- Individual Intercom, heating and aircon. Not all offices have windows.
- Shared Toilets & Kitchen
- On site parking
- On site WIFI

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## Summary

Size - 170, 228 and 359 sq ft  
Rent - £400 - £800 per month  
Business Rates - Business rates included in the rent  
Legal Fees - Both parties will be responsible for their own fees  
VAT - Applicable  
EPC - EPC awaited

## Description

A well appointed stylish 2 storey building with coated steel cladding in the Forest industrial park of Ketton. There is a shared personnel entrance to the front of the unit with stairs leading up to the first floor offices which range from 163 sq ft to 359 sq ft, each office is individually metered with aircon and heating. Shared toilets and a kitchenette are also positioned on the first floor.

## Location

Ketton is a village in Rutland in the East Midlands of England. It is about 8 miles east of Oakham and 3 miles west of the centre of Stamford. The 2011 Census recorded a parish population of 1,926, making it the fourth largest settlement in Rutland, after Oakham, Uppingham and Cottesmore. The A1 is less than 2 miles away with North and South bound access.

Within the development there is a Private members Gym, a Prestige Car Dealer, a signage contractor and a range of smaller offices.

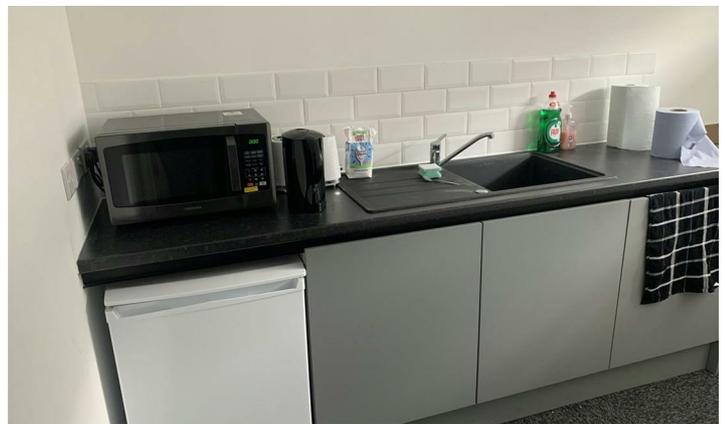
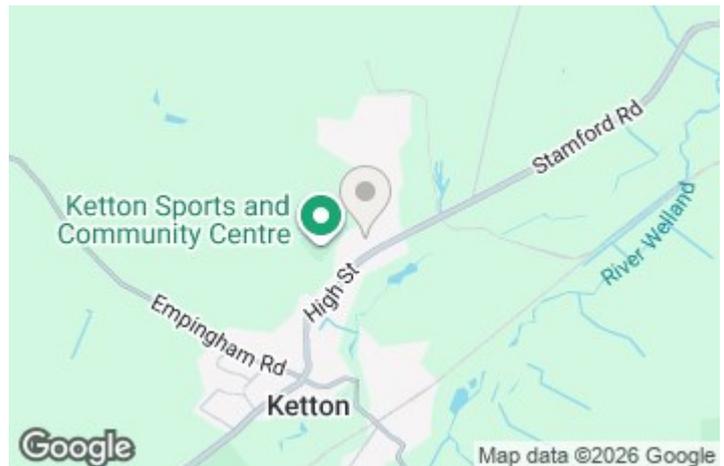
## Accommodation

The accommodation comprises the following areas:

- 1st Floor Office 1 - LET
- 1st Floor Office 2 - 170 sq ft - 4.0m x 3.97m (13' x 12'10") - £400 /month
- 1st Floor Office 3 - 228 sq ft - 5.10m x 4.18m (16'7" x 13'7") - £550 /month
- 1st Floor Office 4 - 359 sq ft - 8.46m x 3.97m (27'6" x 12'10") - £800 /month

## Terms

Tenancies are on a fully repairing and insuring terms with the initial 6 month Licence Agreement, then rolling thereafter, a 3 month rent deposit is applied. We are advised VAT will be chargeable on the rent and any service charges and the Landlords Insurance. Insurance is chargeable to the tenant



## Viewing and Further Information

Ben Freckingham

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

Tel: 01664 431330

