

Richardson

Commercial Property Specialists

Unit B Slate Drift Industrial Estate

Collyweston, PE9 3PG

TO LET

£8,000 Per Annum



- Storage/ Workshop Unit
- 3m to eaves.
- Electric roller shutter door
- Translucent Roof Panels
- 3-Phase Electrics
- GIA - 52sq m (559.5 sq ft)
- Available August
- LED Lighting
- Office Available by Separate Negotiation
- No Motor Trade

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB



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LOCATION

The property is located on Slate Drift Industrial Estate a short distance from the A43 Stamford Road, situated approximately 3.5 miles south west of Stamford town centre.

DESCRIPTION

The unit comprises a workshop/store with LED lighting, insulated walls, translucent roof panels and an electric roller shutter door on a secure gated industrial estate. There are shared toilets on site and good parking. Height to eaves at 3 meters. The unit also has 3-phase electrics installed.

There is also a small office available close by, by separate negotiation.

ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a Gross Internal Floor Area basis.

GIA of approximately 52sq m (559.5 sq ft)

SERVICES

We understand that mains 3-phase electricity is connected. There are no other services.

BUSINESS RATES

Included in the rent.

EPC

Energy Rating: tbc

TERMS

The unit is available upon new full repairing and insuring lease for a term of years to be negotiated.

Hours of use is between 7am to 6pm weekly, 8am to 3pm Saturdays. No Sunday or Bank Holiday use allowed.

VAT

We understand that VAT will not be charged on the rent.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

For an appointment to view or further information please contact –

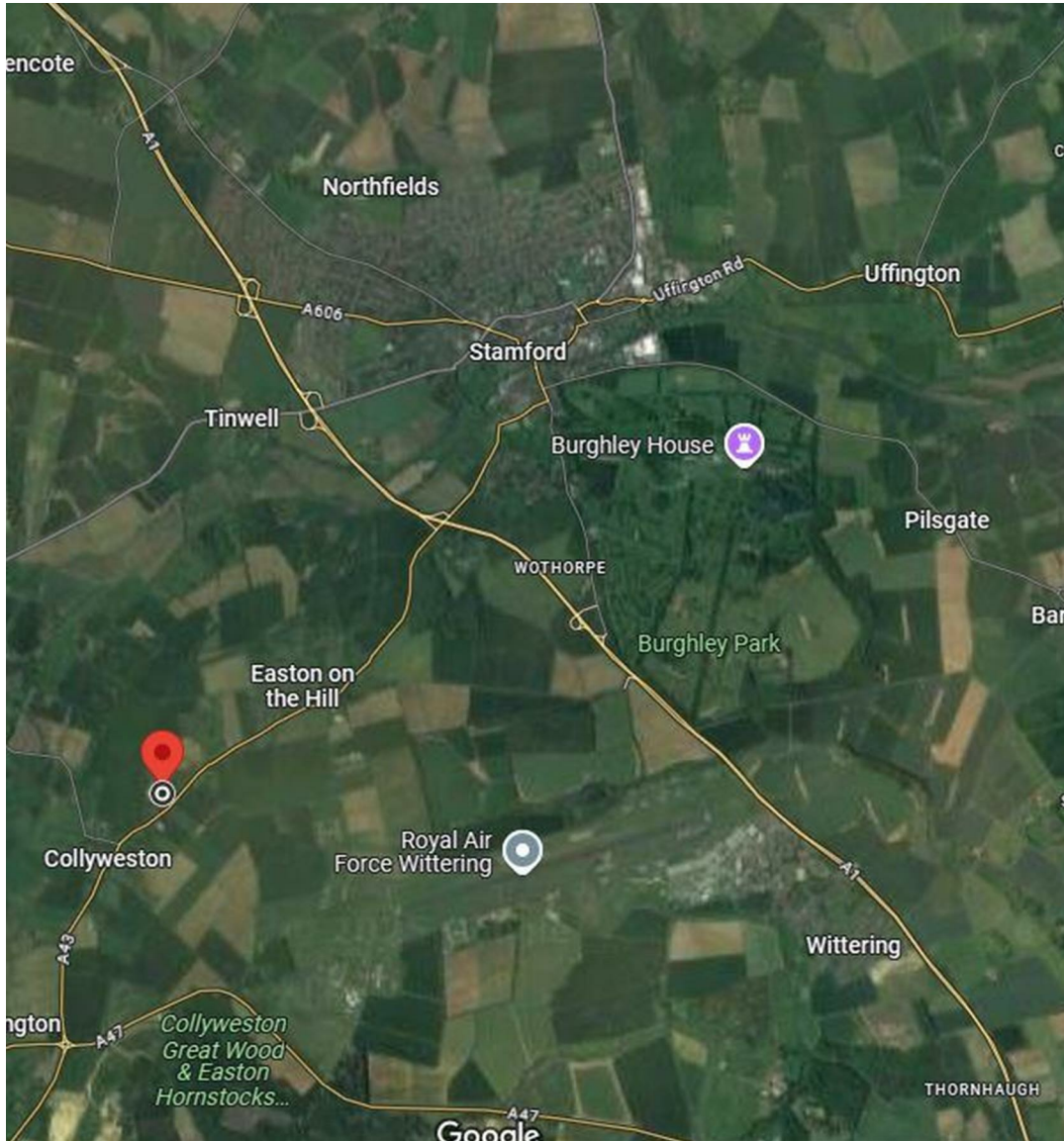
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