

TO LET

TO LET From £7.00 plus VAT / Sq Ft



- Warehousing / Light Industrial Space
- Two Loading Doors
- 5.4 to Eaves
- Flexible Terms
- Circa 2000 to 9100 Sq Ft Available
- All Inclusive Rent
- Use of yard space, by negotiation
- EPC: E

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

LOCATION

The Property is situated on the Wireless Hill Industrial Estate, in a rural location approximately two miles east of the village of South Luffenham and a short distance from the A47.

DESCRIPTION

The property comprises warehousing / light industrial unit within a building of steel portal frame construction with a tarmacadam surfaces floor accessed by roller shutter doors at each end of the building.

The unit is available to let as a whole or subdivided using partitions to form smaller areas as required.

The height to eaves is 5.4m and maximum internal height is 6.3m and the unit benefits from two service yards.

ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a gross internal floor area basis.

GIA - 845.4 Sq M (9100 Sq Ft)

Unit sizes up to a maximum of 9100 sq ft are available upon flexible terms with rent inclusive of business rates. Electricity and building insurance will be charged as additional items.

SERVICES

We understand that mains electricity is connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition.

Shared staff welfare facilities can be made available.

TERMS

Available TO LET on a new full repairing and insuring lease for a term of years to be negotiated.

VAT and SERVICE CHARGE

VAT will be charged on the rent.

LEGAL COSTS

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

EPC

Energy Rating: E 102 - Valid to 21st January 2033

ANTI-MONEY LAUNDERING

Prospective tenants will be required to provide ID Documentation (certified copies of passport, driving licence, utility bill) and pass the necessary Anti-Money Laundering checks undertaken by the agent prior to completion of the lease.

VIEWING

For an appointment to view or further information please contact:-

Andrew Leech e: aleech@richardsonsurveyors.co.uk - t: 01780 758007

Katie Mulhern e: KMulhern@richardsonsurveyors.co.uk t: 07375 517711





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.