

OFFICE

TO LET



2 Southview Business Centre,  
Tinwell Road, Stamford, PE9 2JL

801.120871



BTG  
Eddisons

# 2 SOUTHVIEW BUSINESS CENTRE

TINWELL ROAD, STAMFORD PE9 2LJ



Agreement

To Let



Detail

Office



Rent

£15,500 pax



Size

91.16 sq m (981 sq ft)



Location

Peterborough, PE9 2LJ



Property ID

801.120871

**For Viewing & All Other Enquiries Please Contact:**



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## Property

Southview Business Centre comprises a courtyard development of seven individual buildings. Unit 2 is a part two storey, partsingle store modern office building with the office located on the first floor.

The office comprises of a large open plan office space, connected to a staff kitchen/ break out area and a private office. The office has LED lighting and is carpeted throughout. There is a toilet on the first floor to the exterior of the suite. Ample communal car parking available on site.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Main office	61.58	663
Kitchen/break out area	13.84	149
Private office	15.74	169
<b>Total NIA</b>	<b>91.16</b>	<b>981</b>

## Energy Performance Certificate

Rating: D (81)

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** South Kesteven District Council  
**Description:** Office and Premises  
**Rateable Value:** £11,750

**Because the RV falls under £12,000, 100% Small Business Rates Relief will be available to a qualifying occupier, therefore no business rates will be payable.**

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Please note that the above figures are for the year ending 31st March 2026. A rating revaluation comes into effect at that date, and these figures will change – further details on request from the agents

## Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**£15,500 per annum exclusive**

## Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their identity and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

Stamford is a historic market town with a population in the order of 20,000. The development is situated around 1 mile to the south west of the town centre, giving easy access into the town but also excellent access onto the A1 with the Tinwell Road junction in very close proximity.



