

OFFICE

TO LET/MAY SELL



Old Ambulance Station, 1 Elm Street, Stamford, Lincolnshire
PE9 1QF

#1236331/2026A

Eddisons

OLD AMBULANCE STATION

1 ELM STREET, STAMFORD, LINCOLNSHIRE, PE9 1QF



Agreement

To Let/May Sell



Detail

Office



Price/Rent

Rent - £21,000 pax
Price - POA



Size

70.3 sq m (756 sq ft)



Location

Stamford, PE9 1QF



Property ID

#1236331/2026A

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL
MSc
Surveyor

will.nuttall@eddisons.com

07842 218527

01522 544515

Property

The property comprises a former ambulance station, which has been converted to provide attractive and functional office accommodation arranged over two floors. The building is of brick construction beneath a pitched roof and benefits from a prominent frontage, retaining a number of original architectural features that add character while presenting well as modern professional office premises.

Internally, the accommodation provides a ground floor office benefiting from air conditioning, WCs, and a fitted kitchen. The first floor offers open-plan office space, suitable for a range of occupiers and flexible working arrangements.

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 ²	ft ²
Ground Floor Office	27.84	299
First Floor Office	42.46	457
Total NIA	70.3	756

Energy Performance Certificate

Rating: B46

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 uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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

Rates

Charging Authority: South Kesteven District Council
Description: Office and Premises
Rateable Value: £15,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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.

Tenure

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

Client may consider the freehold disposal.

Price/Rent

Rent - £21,000 per annum exclusive

Price - Price on Application

VAT

VAT may 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

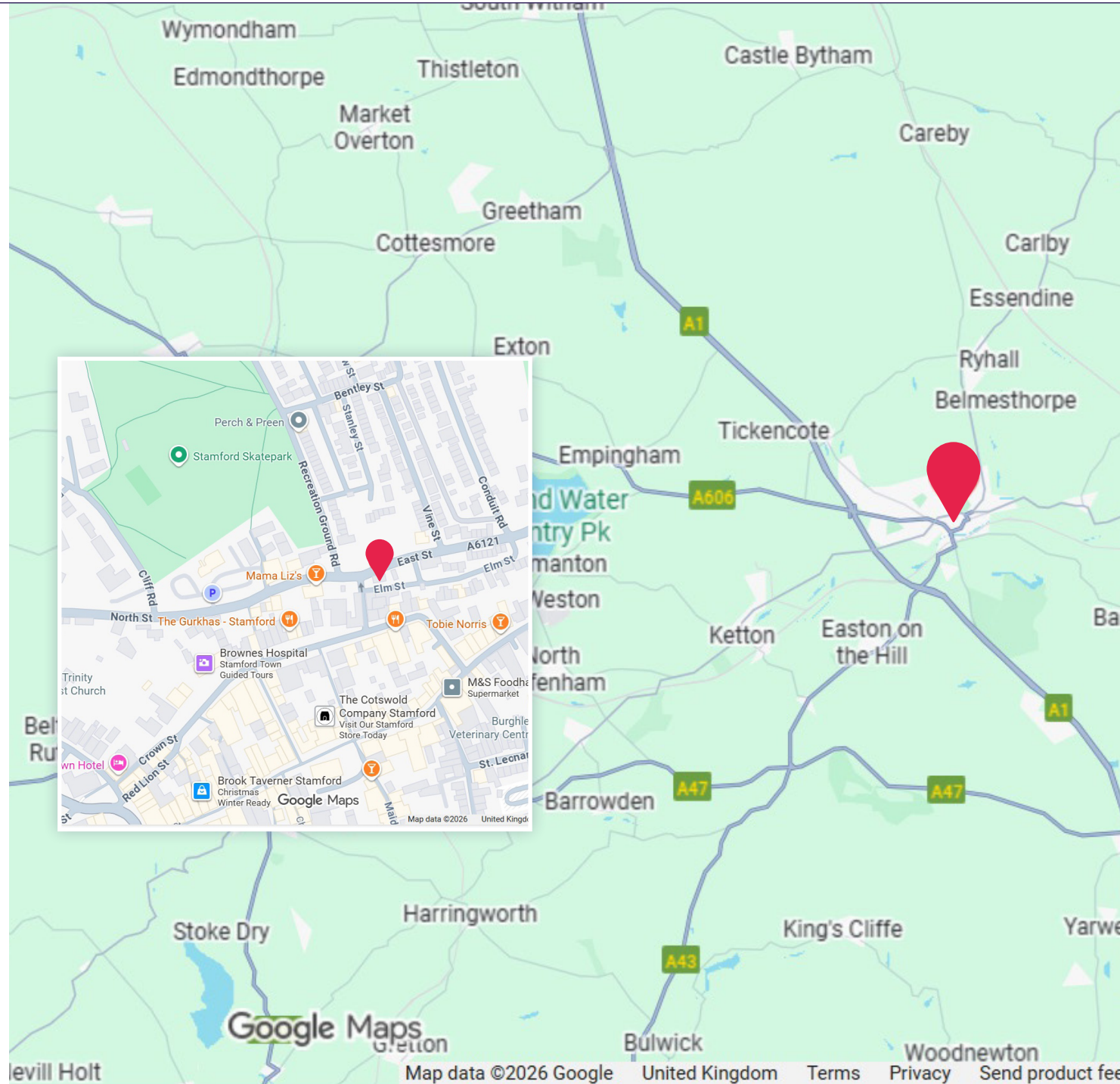
Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Stamford is a highly regarded and historic market town in South Lincolnshire. The town benefits from a diverse range of independent retailers, cafés, restaurants, and professional services, making it an established and desirable location for businesses.

Stamford also offers excellent transport connections, with a mainline railway station providing regular services to Peterborough and onward links to London King's Cross, together with convenient access to the A1.

Elm Street is a well-positioned and accessible location within close proximity to Stamford town centre. The area is characterised by a mix of commercial and residential uses, with on-street parking available nearby and town centre amenities within walking distance.





Google Maps

