



11a Ironmonger Street, Stamford  
PE9 1PL

# 11a Ironmonger Street

Stamford, Lincs PE9 1PL



## Agreement

To Let



## Detail

Second Floor Office



## Rent

£10,000 pax



## Size

65.59 sq m (706 sq ft)



## Location

Stamford, PE9 1PL



## Property ID

801.1240906

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



**Gavin Hynes** MRICS

Regional Managing Director

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**Oliver Leaf**

Graduate Surveyor

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## Property

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Prominent offices located within Stamford town centre. The offices are located on the second floor and provides four individual offices with a shared kitchen and WCs. The offices provide lots of natural light and are carpeted throughout.

## Accommodation

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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>
Total NIA	65.69	706

## Energy Performance Certificate

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Rating: E (103)

## Services

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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.

Running costs will be split 50/50.

## Town & Country Planning

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We understand that the property has consent for Class 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

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The property is to be reassessed

## Tenure

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

## Rent

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**£10,000 per annum exclusive**

## VAT

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

## Legal Costs

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

## Anti-Money Laundering

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In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

The offices occupy a prominent position located in the heart of Stamford town centre, a historic and affluent market town. The property is situated just off the High Street, surrounded by a mix of independent retailers, cafes and professional services.

Stamford benefits from excellent transport links, as it is within walking distance to the train station as well as easy access to the A1.





