

# Richardson

Commercial Property Specialists

Unit 46 Ryhall Road

Stamford, PE9 1XP

**TO LET**

**£40,000 Per Annum**



- Established Estate
- Ground and Second Floor Offices
- Secure Gated Site
- W.C. Facilities
- TO LET
- GIA - 465Sq m (5,000Sq ft) approx
- 3,737sq ft Warehouse
- Spacious Yard
- Parking
- Retail/ Trade Counter

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



[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.co.uk)

**01780 762433**

## **LOCATION**

Ryhall Road industrial Estate is an established estate approximately 1 mile from Stamford town center. Stamford is a prosperous, historic market town renowned for its many listed, stone buildings and popular with tourists, visitors and shoppers. The town is situated adjacent to the A1 with Peterborough some 12 miles to the south and Grantham approximately 20 miles to the north.

## **DESCRIPTION**

The property is of solid brick construction with a secure gated yard, electrically operated vehicle loading door and height eaves approximately 4 meters. The unit comprises ground and first floor offices with a large warehouse to the rear. Each floor has a kitchen area and separate W.C facilities, the ground floor has a large front reception/office which has access directly into the warehouse. The warehouse has a full height electrically operated vehicle loading door and 4 electric vehicle lifts with skylights throughout providing plenty of natural light.

The Unit is currently undergoing some light landlord refurbishments.

## **ACCOMODATION**

The unit has an approximate gross internal floor area of:

Warehouse - 347.36Sq m (3,737.6Sq ft)

Ground floor - 42.76Sq m (460.18Sq ft)

First floor - 74.52Sq m (801.83Sq ft)

Total GIA - 465sq m (5,000sq ft) approx.

## **SERVICES**

We understand that mains gas, electricity, water and drainage are connected. There is no gas supply to the estate. None of the services have been tested and lessees must rely on their own investigations as to their existence and condition.

## **RATES**

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable Value: £25,250

Interested parties should however rely on their own enquires as to the amount of rates payable.

## **TERMS**

The unit is available on a new full repairing and insuring lease on terms to be negotiated.

## **SERVICE CHARGE**

To be confirmed.

## **EPC**

53 - C

## **LEGAL COSTS**

Each party to bear their own legal costs incurred.

## **VIEWING**

For an appointment to view or further information please contact

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**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