

# UNITS TO LET

## 4,718 - 5,380 ft<sup>2</sup>



ESTABLISHED  
TRADE PARK



UNITS TO BE  
REFURBISHED



GOOD ON-SITE  
PARKING



[www.ipif.com/ryhallroad](http://www.ipif.com/ryhallroad)

TRADE COUNTER UNITS AVAILBLE TO LET

**RYHALL ROAD** INDUSTRIAL ESTATE  
GWASH WAY, STAMFORD, PE9 1XP

**IPIF**  
**TRADE**



On behalf of the Landlord

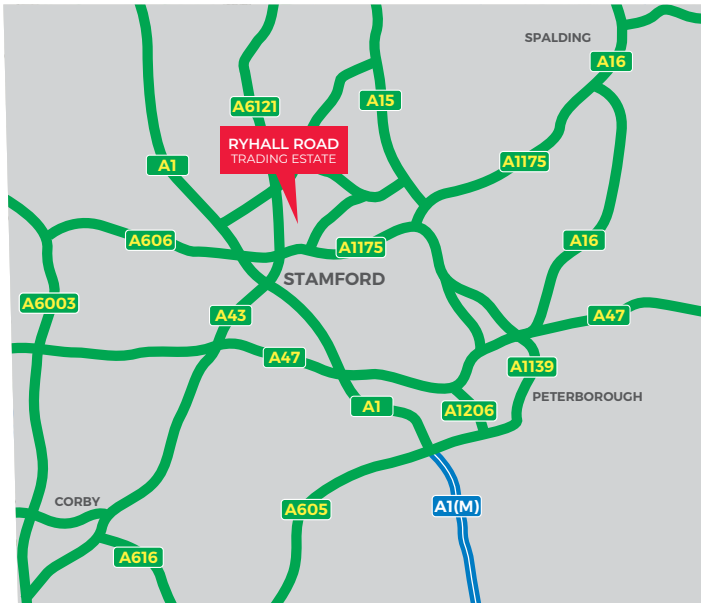


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## LOCATION

The historic market town of Stamford is situated east of the A1 Great North Road 14 miles north west of Peterborough and 21 miles south of Grantham. The property is located off Rhyall Road close to the retailers Sainsburys and Halfords as well as the trade suppliers Jewson and Travis Perkins.

## DESCRIPTION

The properties are of solid brick construction with a secure gated yards, electrically operated vehicle loading doors and height eaves approximately 4 meters. The units comprise a large warehouse, ground and first floor offices with kitchen areas & WC facilities. The units will be undergoing refurbishment.

## SPECIFICATION

- 4m eaves height
- Ground and first floor offices
- Secure gated site
- Electrically operated loading doors
- Ground floor and first floor kitchens
- Large warehouses
- WC facilities

## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 41	FT <sup>2</sup>	M <sup>2</sup>
<b>TOTAL</b>	<b>4,718</b>	<b>465</b>
UNIT 45	FT <sup>2</sup>	M <sup>2</sup>
<b>TOTAL</b>	<b>5,231</b>	<b>486</b>
UNIT 46	FT <sup>2</sup>	M <sup>2</sup>
<b>TOTAL</b>	<b>5,380</b>	<b>500</b>



## LEASE TERMS

The unit is available on a full repairing and insuring lease.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

41: D-94  
45: TBC  
46: C-54

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