



Unit 2 The Messenger Centre
Crown Lane, Tinwell, Stamford PE9 3UF
801.171739

2 The Messenger Centre

Crown Lane, Tinwell, Stamford PE9 3UF



Agreement

To Let



Detail

Office



Rent

£14,000 pax



Size

85.75 sq m (923 sq ft)



Location

Stamford PE9 3UF



Property ID

801.171739

For Viewing & All Other Enquiries Please Contact:



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Property

The Messenger Centre comprises a series of offices within a barn conversion development. The offices are arranged around two attractive courtyards. All buildings have stone elevations, slate roof and double glazed timber window units with areas of exposed stone and woodwork internally.

The office is self-contained on ground floor level with a large open plan layout, a kitchen/ staff area and lobby. The offices are set on an attractive landscaped site of approximately 0.8 acres with good levels of on-site parking.

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
Total NIA	85.75	923

Energy Performance Certificate

Rating: B (32)

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 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

Charging Authority: South Kesteven District Council
Description: Office and Premises
Rateable value: £12,000
UBR: 0.432
Period: From 1st April 2026

As the rateable value falls below £12,000 qualifying occupiers will be eligible for 100% Small Business Rates Relief. For non-qualifying occupiers 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.

Rent

£14,000 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

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 Messenger Centre is situated in the heart of the village of Tinwell, approximately half a mile to the west of the Tinwell Road Junction at the A1 and therefore very close to the town of Stamford itself.





