



Forest Industrial Park

Pit Lane, Ketton, Stamford, PE9 3FL

**4 Office spaces available in Ketton
industrial park**

163 to 357 sq ft
(15.14 to 33.17 sq m)

- Rents from £400 - £900 pcm
- 24/7 Secure Access
- Individual Intercom, heating and aircon. Not all offices have windows.
- Shared Toilet & Kitchenette
- On site parking
- Business rates included
- On site WIFI

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Summary

Available Size	163 to 357 sq ft
Rent	£400 - £900 per month
Business Rates	Business rates included in the rent
Car Parking	Ample spaces available
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A well appointed stylish 2 storey building with coated steel cladding in the Forest industrial park of Ketton. There is a shared personnel entrance to the front of the unit with stairs leading up to the first floor offices which range from 163 sq ft to 357 sq ft, each office is individually metered with aircon and heating. Shared toilets and a kitchenette are also positioned on the first floor.

Location

Ketton is a village in Rutland in the East Midlands of England. It is about 8 miles east of Oakham and 3 miles west of the centre of Stamford. The 2011 Census recorded a parish population of 1,926, making it the fourth largest settlement in Rutland, after Oakham, Uppingham and Cottesmore. The A1 is less than 2 miles away with North and South bound access.

Within the development there is a Private members Gym, a Prestige Car Dealer, a signage contractor and a range of smaller offices.

Accommodation

The accommodation comprises the following areas:

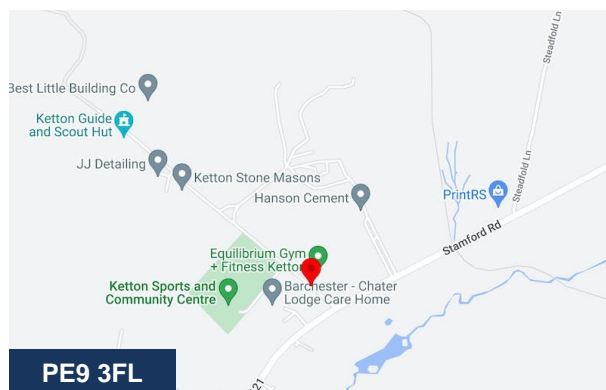
Name	sq ft	sq m	Rent	Availability
1st - Office 1	163	15.14	£400 per month	Available
1st - Office 2	163	15.14	£400 per month	Available
1st - Office 3	228	21.18	£600 per month	Available
1st - Office 4	359	33.35	£800 per month	Available
Total	913	84.81		

Viewings

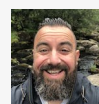
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Tenancies are on a fully repairing and insuring terms with the initial 6 month Licence Agreement, then rolling thereafter, a 3 month rent deposit is applied. We are advised VAT will be chargeable on the rent and any service charges and the Landlords Insurance. Insurance is chargeable to the tenant



Viewing & Further Information



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