



First Floor offices

47 Main Road, Uffington, Stamford, PE9 4SN

**Well appointed offices in Uffington -
Close to Stamford**

£14,000 per annum plus VAT

980 sq ft
(91.04 sq m)

- 980 sq ft - across 3 offices
- 4 allocated parking spaces
- Air conditioning and heating
- Available October 2024

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Summary

Available Size	980 sq ft
Rent	£14,000.00 per annum Plus VAT
Rateable Value	£6,100
Service Charge	£950 per annum For Lease Year 1
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas: Entered via a door to the side, there is a Wc for use by the office and emergency fire escape stairs then a door leading to the reception/ground floor room of around 4.28m x 3.18m. The main stairs to the first-floor lead off the reception to the landing with access to the other 3 offices 9.1m x 4.39m, 4.78m x 4.15m max and 2.91m x 2.23m. There is a Kitchen and separate Wc on the First Floor.

Name	sq ft	sq m	Availability
1st - First floor offices	980	91.04	Available
Total	980	91.04	

Description

The offices are on the First Floor of a 2-storey building with independent access via a side door. Built of local stone beneath a Westmorland Slate roof, the building is attractive and the windows to the front offices overlook the main road and on to the open fields. The 4 allocated parking spaces adjoin the building and there is overspill parking to the rear serving both the ground and First floor offices.

Location

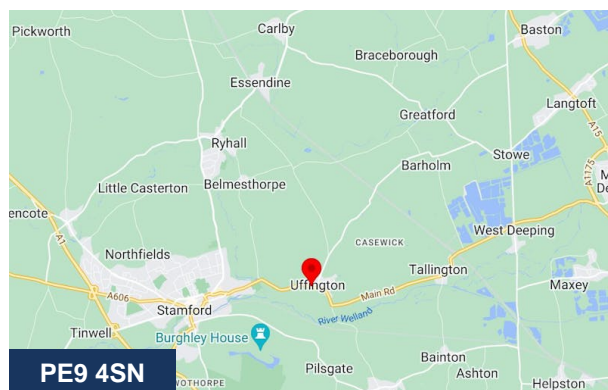
Positioned on the main road between Stamford and Market Deeping, Uffington is a small village in the South Kesteven district of South Lincolnshire with a population of around 700 according to the 2011 census. All main amenities are in Stamford which has a thriving business and cultural hub and the road network gives excellent access to Peterborough and Lincoln via the A15 and the A1 via Stamford gives access to the East coast road network North and South. Kings Cross station is 52 minutes from Peterborough main line station.

Terms

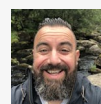
A new 5-year FRI lease will be created. A 3-month rent deposit will be required, rent will be paid quarterly in advance and VAT will be added to the rent and additional charges. The tenant will be responsible for their own utility costs. A mutual break will be considered after 2.5 years.

Viewings

Viewing is strictly by prior appointment via the sole agents P and F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com



Viewing & Further Information



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