



TINWELL BUSINESS PARK

- 1
- 1a
- 4
- 5
- 6
- 7
- 9

Managed by  01750 484040

New Light Industrial Unit To Let, Tinwell Business Park, near Stamford

New Light Industrial/ Warehouse Unit(s) To Let Tinwell Business Park near Stamford, Lincolnshire

An opportunity to rent up to 932 sq m (10,032 sq ft) of commercial space, which can be split into a range of unit sizes, 2 miles west of the market town of Stamford, Lincolnshire.

Stamford 2 miles, A1/A606 junction 1 mile, Oakham 9 miles, Peterborough 16 miles

Location

The unit(s) will be located at Tinwell Business Park which is an established commercial site with a mixture of light industrial and office users. The site is circa 2 miles from Stamford and within very easy reach of the A1 road network which links the north to London. Peterborough is situated circa 16 miles from the site which provides mainline connections to London King Cross in approximately 50 minutes. Alternatively, Stamford train station connects to Peterborough train station, taking 10 minutes by train. Stamford has many local facilities such as shops, pubs and other local services.

Stamford

5 South View, Tinwell Road, Stamford PE9 2JL

01780 484040

stamford@struttandparker.com
struttandparker.com

 @struttandparker

 /struttandparker

60 offices across England and Scotland, including
Prime Central London

Description

The unit(s) will be purpose built portal steel framed buildings set over ground level. The building(s) will be suitable for light industrial

use such as storage and distribution.

Each unit will have its own office, kitchen and toilet.

Each unit will benefit from the following

specification:

- Steel portal frame construction
- Electrically operated roller shutter loading door
- Personnel door
- Provision for the tenant to install their own air conditioning (hot/cold) units or other heating
- appliances to the office, toilets and warehouse area if required.
- Parking

Services

Mains water and electricity. Private drainage system and private sewage system. High speed fibre optic broadband is available at Tinwell Business Park. The tenant will be responsible for the cost of these services.

Service Charge

A service charge is levied for the upkeep and maintenance of the communal areas of the site. This will be based on the annual maintenance cost and set based on the percentage of the units occupied.

EPC

To be confirmed

Flexible Lease Terms

The property is offered to let on a Landlord and Tenant 1954 contracted out lease, on a term of between 3 and 10 years.

Rent

Rent on application. Subject to review and based upon providing a basic core and shell finish. Rent is exclusive of all other outgoings.

Planning

The erection of the unit(s) has been granted planning permission under planning consent no. 2020/0574/FUL.

Local Authority

Rutland County Council

Business Rates

Once the development is completed the units will be assessed for rating purposes.

Interested parties are advised to make enquiries

with Rutland County Council.

VAT

Where applicable, VAT will be charged on the rents and prices quoted.

Legal Costs

Each party is to be responsible for their own legal fees.

Rights of Way and Easements

The letting is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves or any other like rights whether mentioned in these particulars or not.

Viewing

By appointment with the sole agents. Enquiries to Philipa Bateman, tel. 01780 484049, email. Philipa.Bateman@struttandparker.com

Health & Safety

The site is an occupied site and therefore there are vehicular and personnel movements throughout the site. For your own personal safety we ask you to be as vigilant as possible when making your inspection.

Directions

From Stamford take the A606 west out of Stamford towards Oakham. Once you have passed the A1 junction turn left down Steadfold Lane and Tinwell Lodge Farm will be approximately 500 yards on the left.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2019. Particulars prepared August 2019. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited