



Forest Industrial Park

Pit Lane, Ketton, Stamford, PE9 3FL

3 Office spaces available in Ketton industrial park

163 to 359 sq ft
(15.14 to 33.35 sq m)

- Rents from £450 - £850 pcm
- 24/7 Secure Access
- Individual Intercom, heating and aircon. Not all offices have windows.
- Shared Toilet & Kitchenette
- On site parking
- On site WIFI paid directly to BT

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Summary

Available Size	163 to 359 sq ft
Rent	£450 - £850 per month
Business Rates	Its believed qualifying interested party would be entitled to claim small business rate relief resulting in no business rates payable.
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 form 163 sq ft to 359 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:

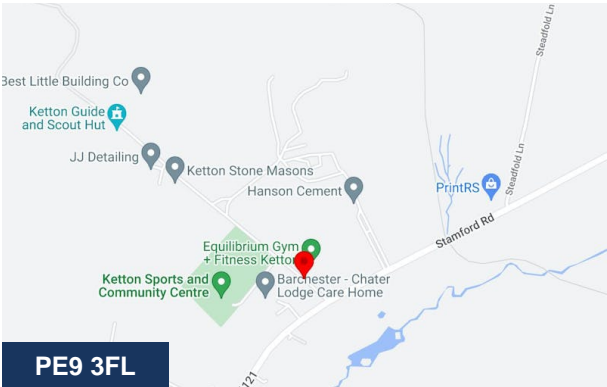
Name	sq ft	sq m	Rent	Availability
1st - Office 1	163	15.14	£450 /month	Available
1st - Office 3	228	21.18	£650 /month	Available
1st - Office 4	359	33.35	£850 /month	Available
Total	750	69.67		

Viewings

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

Terms

This agreement shall run for an Initial 12 month Period and will then automatically be renewed for successive periods of six months until terminated by either party in writing. Either party can terminate this licence by serving written notice of not less than 6 months' notice. 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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