



Unit 6 Meadow Park, Essendine, Stamford PE9 4LT

2044 Sq. ft Industrial unit To Let

Essendine Rutland/Stamford

£16,500 per annum plus vat

- 2044 Sq. Ft Industrial Unit To Let
- Essendine Industrial estate Location
- £16,500 per annum plus VAT
- Available 1st October 2026
- Allocated Parking
- All uses considered STPP
- Steel Framed Building with Roller Shutter door and Internal Wc.

Unit 6 Meadow Park, Essendine, Stamford PE9 4LT

Summary

Tenure - Leasehold
Rent - £16,500
VAT - Applicable
Rateable Value - £14,250
Building Insurance - Will be re-charged at cost to the tenant
EPC - Exempt
Legal Fees - Each party to bear their own costs

Description

Located in the centre of an industrial park the premises offers a modern light and industrial space that forms part of a terrace of similar units. Allocated on site parking and deliveries access is available to the front, the building is well equipped offering the below features.

- 40 mm insulated wall panels + 40 mm clad roof panels
- 5 metre roof height with 3-metre-wide galvanised metal electric roller shutter door
- WC and wash hand basin
- Secure parking with locking gate.

Location

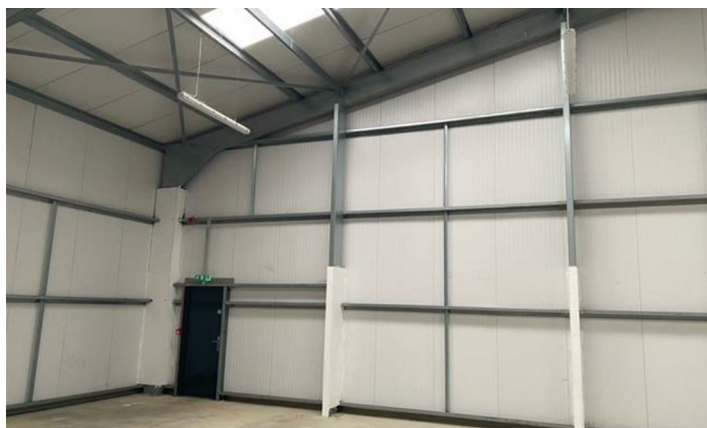
The Village of Essendine is located on the A6121 between Stamford (4 miles to the South) and Bourne (8 Miles to the North). Meadow Park Ridge is on the edge of the Village. The A1 Great Casterton is 4 Miles South West.

Terms

Offered for let on a new 5 year fully repairing and insuring lease - the rent will be £16,500 plus VAT per annum. A deposit equal to 3-month rent will be required along with a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance in addition to a service charge circa £50p per sq. ft for the upkeep of the communal areas. Landlord will arrange the Building insurance and reimbursed by the tenant.

Services

We are advised that all mains services (excluding Gas) are connected to the property including a 3-phase electrical supply, these services have not been inspected or tested by the agent.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330