

STAMFORD

**TO LET**  
9,907 ft<sup>2</sup> (920m<sup>2</sup>)



[www.ipif.com/ryhallroad](http://www.ipif.com/ryhallroad)

**IPIF**  
**TRADE**

**RYHALL ROAD INDUSTRIAL ESTATE**  
GWASH WAY, STAMFORD, PE9 1XP



## LOCATION

The historic market town of Stamford is situated east of the A1 Great North Road 14 miles north west of Peterborough and 21 miles south of Grantham. The property is located off Rhyall Road close to the retailers Sainsburys and Halfords as well as the trade suppliers Jewson and Travis Perkins.

## DESCRIPTION

The unit is of steel truss design on brick column construction. The production areas benefit from a smooth finish concrete floor and an insulated roof with translucent roof lights. The unit benefits from car parking and a service yard. A two storey office block is situated to the front of the unit incorporating reception and w.c.'s.

## SPECIFICATION

- Refurbished trade counter unit
- Two storey offices
- Gas central heating
- Service yard
- Loading doors
- Established location

## LEASE TERMS

The unit is available on new full repairing and insuring leases.

Rent on application.

## BUSINESS RATES

Available upon request.

UNIT 21	M <sup>2</sup>	FT <sup>2</sup>	EPC
<b>Total</b>	<b>920</b>	<b>9,907</b>	<b>B-50</b>

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

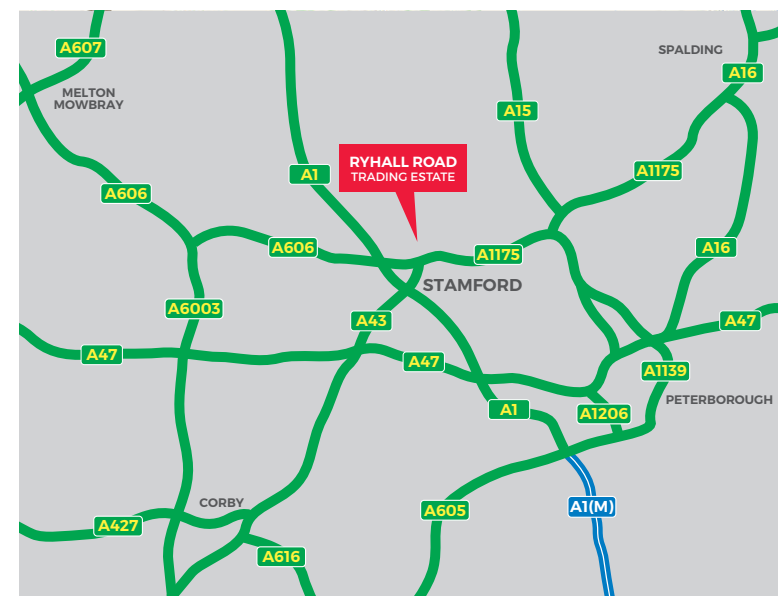
Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPC's are available on request.



**VIEWING** Strictly by prior arrangement with the agents.

On behalf of the Landlord



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