

Richardson

Commercial Property Specialists

Orion Business Centre Barn Hill

Stamford, PE9 2AE

TO LET

Price On Application



- Business Centre
- 19 Offices
- Town Centre Location
- Fibre Broadband
- Grade 2* Listed Building
- Meeting Room
- Reception
- Flexible Terms

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB



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01780 762433

LOCATION

Orion Business Centre is situated in a magnificent Grade 2* Georgian Townhouse in the centre of Stamford, surrounded by some fantastic businesses, restaurants and coffee shops. 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. It is in a quiet town centre location, with client car park and nearby public parking.

OVERVIEW

There are a total of 19 offices comprising approximately 3800 ft2 of floor area (common areas are separate). Office sizes range from 1 person, up to 8/9 people, and everything in between. Prices include all services, furniture, cleaning, maintenance and our virtual reception and virtual office services. All offices are private workspaces with good ventilation, heating and LED lighting.

Orion Business Center provides a range of offices and services that are tailored to the individual needs. The property is impressive with great character and has been sympathetically modernised to offer excellent office space.

INCLUDED EXTRAS

A modern intruder alarm system (incorporating fingerprint recognition), enabling 24/7 access, and a modern fire detection and alarm system form the backbone of the premises protection.

Modern telephone system and handsets provided as part of the service as well as providing fast internet connectivity - you can have your own internet installed or connect to the LAN. Furnished office to include a desk, pedestal, and chair up to the occupation size of the room. A Stamford, non-portable, telephone number and outgoing UK and mobile calls are included. One storage cupboard per room or more if available. Clients may bring their own furniture should they wish to.

The property has a beautifully decorated and grand staffed reception area with seating and calls answered in the business name during reception hours and voicemail out of hours. Messages can be taken or passed through, dependent on your needs as well as meeting and greeting any client visitors. Availability for use of address for mail and registration as well as post and parcels secured for client collection. There is 24/7 access for tenants and offices have security suite keys.

Flexible arrangements; upsize or downsize as your business needs change.

SERVICES INCLUDED

Cleaning of all communal areas Mon – Fri and rubbish removed from all offices. Offices are cleaned thoroughly once a week.

Communal Kitchen fully equipped with crockery, cutlery and a Combi microwave/grill, dishwasher, and large fridge with tea, coffee, hot chocolate squash and milk for beverages, all provided by management. There are toilets to each floor with sanitary bins in each. All these facilities are managed.

OPTIONAL SERVICES TARIFF

On top of all the included services and extras, there are optional extras which are all on a tariff, an example of a few of these are;

- Car Parking
- Meeting room hire
- Range of Admin support
- Postal Services

A full list of services and prices are available upon request. Prices are subject to VAT at the prevailing rates and are all subject to availability.

AVAILABLE ROOMS

The following room sizes are available, along with an approximate number of people they accommodate;

Office 3, Ground floor, 3 people: 151 sq ft

Office 10, second floor and view down Barn Hill towards The Crown and church, 5 people: 308 sq ft

Office 12 - second floor and view onto Barn Hill, 5 people: 282 sq ft

TERMS

The offices are available on an initial 6 month licence. Please call for further details and rental prices.

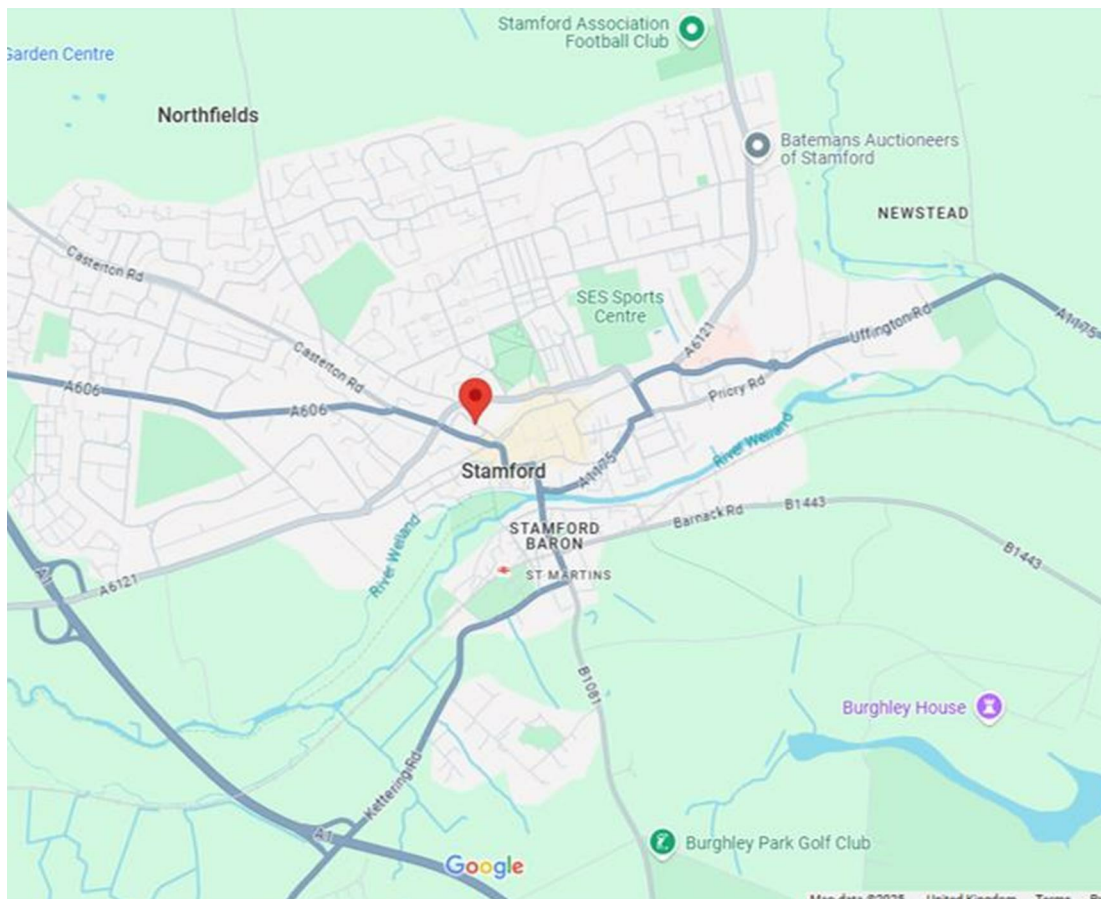
BUSINESS RATES

Business rates are not included and are payable by the tenant, although the rooms may qualify for small business rates relief. Prospective clients should make their own enquiries of South Kesteven District Council as to the amount of rates payable.

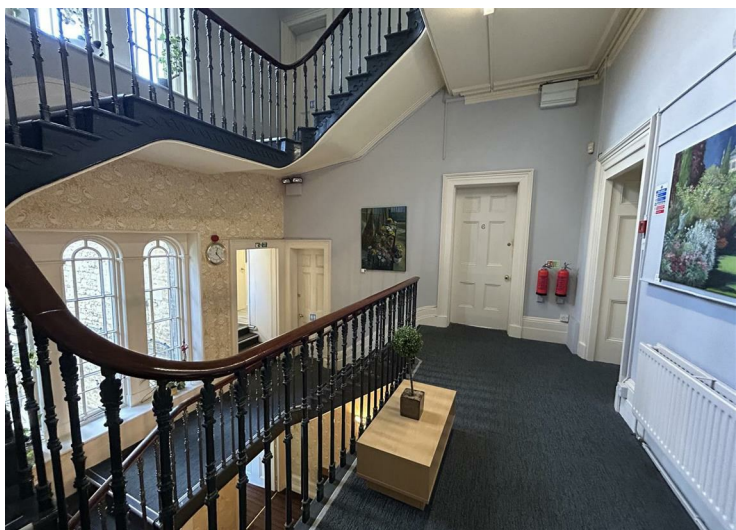
VIEWING

For an appointment to view or further information please contact -

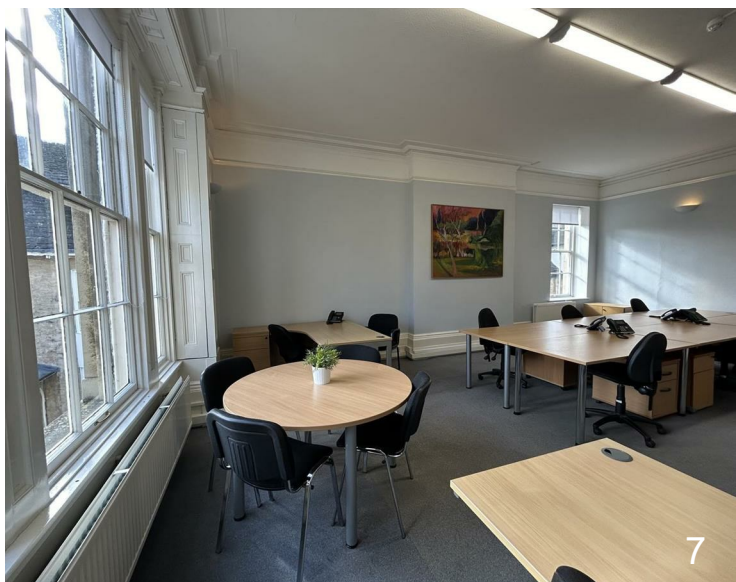
Katie Mulhern t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk



Please see each photo numbered with the corresponding room number.



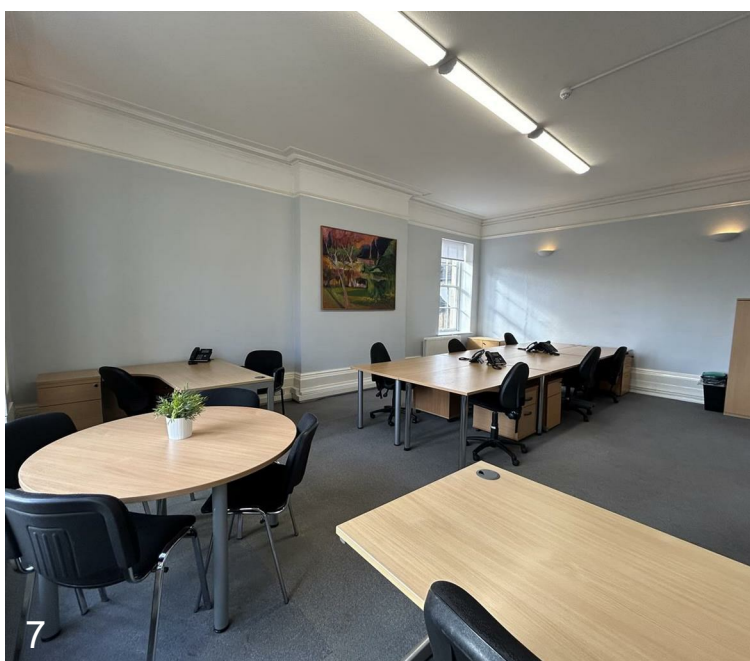
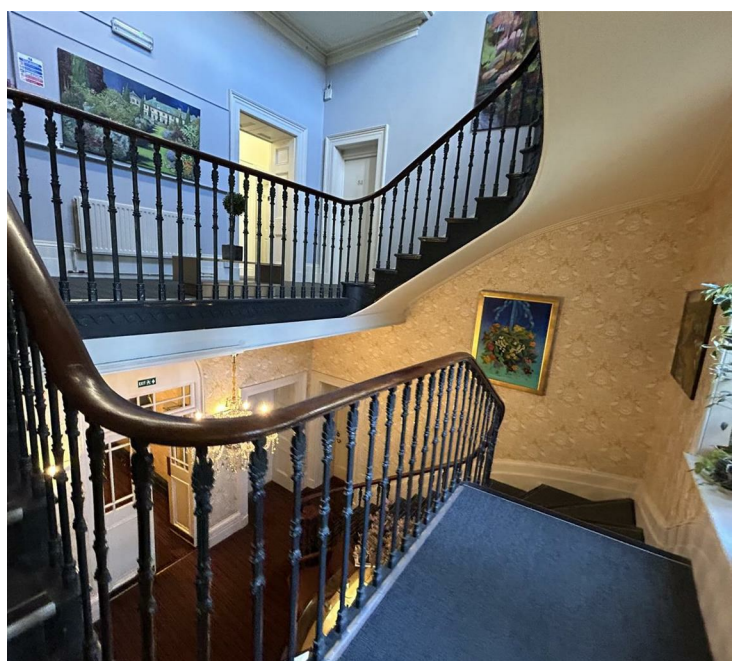
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1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale