

# Richardson

**Chartwell House  
Pinfold Road  
Bourne PE10 9HT**

POA



- Serviced Office Premise
- Various Room Sizes
- Recently Redecorated
- Flexible Terms
- Ground and First Floors
- Good On Site Parking
- Immediate Availability
- Energy Rating: D



**Sheep Market House, 3-4 Sheepmarket  
Stamford, PE9 2RB**

rightmove 

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 762433**

## **LOCATION**

The property is located on Pinfold Road, a short distance off the A151 Spalding Road and approximately 1 mile east of Bourne town centre. Bourne is an expanding market town with a population of circa 12,000, located some 18 miles north of Peterborough.

## **DESCRIPTION**

The modern office building with extensive car parking to the front is now available as serviced offices/ individual rooms. The offices provide a mix of good quality open plan and partitioned space.

## **ACCOMMODATION**

The premises have been measured in accordance with the RICS code of measuring practice on a net internal floor area basis:

Various room sizes available. Further details on application to the agent.

## **SERVICES**

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition.

## **BUSINESS RATES**

From enquiries made of the Valuation Office website, we understand several assessments apply.

## **TERMS**

The rooms are available on flexible terms. VAT will be charged on the rent.

## **LEGAL COSTS**

Each party to bear their own legal costs incurred.

## **VIEWING**

For further information or an appointment to view please contact Andrew Leech on 01780 762433 or email: [aleech@richardsonsurveyors.co.uk](mailto:aleech@richardsonsurveyors.co.uk)

**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**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.