



Unit 3D Tungsten Park

Hackamore Way, Oakham, LE15 7US

New light Industrial facility to lease

2,250 sq ft
(209.03 sq m)

- £25,000 Per annum
- High volumes of passing trade
- New industrial park
- On site facilities
- Versatile space
- Industrial and logistics

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Summary

Available Size	2,250 sq ft
Rent	£25,000 per annum
Business Rates	New Build to be assessed
Service Charge	£627 per annum
Car Parking	2 allocated spaced + communal
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

New build industrial warehouse unit of steel portal frame construction with pitched barrel vaulted roof, benefiting from translucent lighting, attractive smooth clad elevations with up-and over loading door and a single personal entrance, solid concrete flooring ready for occupier fit-out. Externally the property benefits from 2 car parking spaces and loading with 17m yard depth.

Location

This brand new Warehouse is positioned just off the A606 Oakham By-pass.

Hackamore Way and the surrounding area has been recently developed as a commercial estate including McDonalds, Costa and a Service station with M&S food along with other building trade outlets and other commercial users.

Accommodation

The accommodation comprises: A single personnel entrance with an adjacent up and over roller shutter door for loading and a wide L shaped opened planned internal space including disabled toilets and a kitchenet.

Name	sq ft	sq m	Availability
Building - industrial unit	2,250	209.03	Available
Total	2,250	209.03	

Viewings

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

Terms

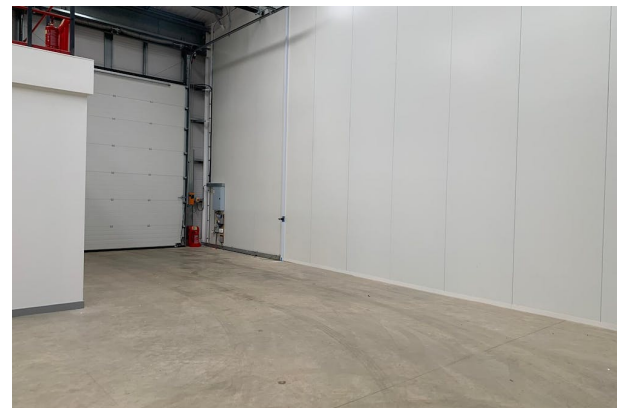
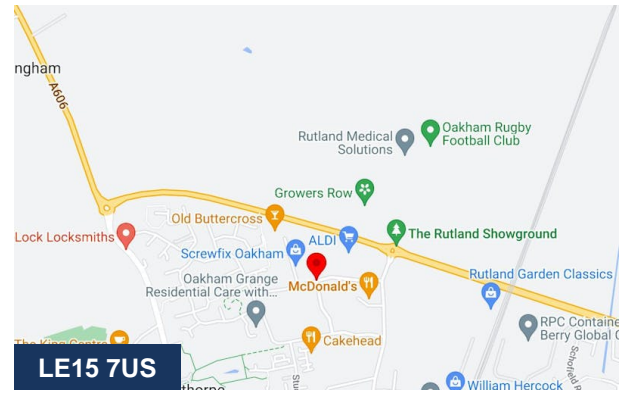
Offered to let on new 5 year term, Fully repairing and insuring - at an initial passing rent of £25,000 per annum plus VAT and landlords insurance to be re-charged at cost.

Services

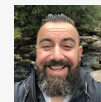
We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent.

Planning

We understand the premises have authorised planning consent under Classes B1(C), B2 & B8 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.



Viewing & Further Information



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