



Barn A

Teigh Road, Ashwell, LE157LR

Agricultural barn TO LET

**£17,500 PA + vat Based on Existing
use and Specification**

3,500 sq ft
(325.16 sq m)

- 29m deep x 11m wide barn
- 8m high x 6m wide roller shutter
- Gated entrance with 24/7 Access
- NO MOTOR TRADE OR VEHICLE BREAKERS
- What 3 Words LOCATION - [///quilt.flippers.titles](http://quilt.flippers.titles)
- On site parking for 4-6 cars to the front

Barn A, Teigh Road, Ashwell, LE157LR

Summary

Available Size	3,500 sq ft
Rent	£17,500.00 per annum
Business Rates	Agricultural use applies
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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Agricultural barn	3,500	325.16	Available
Total	3,500	325.16	

Description

Barn A, an agricultural storage facility in Ashwell accessible through a gated single access road. Inside the barn is open plan and a central partition separates it from Barn B, which may be available in the future. The site has water and 3-phase power and this can be connected directly to the Barn if essential. There are currently No Wc facilities on site.

Location

Barn A is located on Teigh Road in Ashwell, Rutland and just 9 Miles from Oakham Town Centre.

What 3 Words LOCATION - ///quilt.flippers.titles

Terms

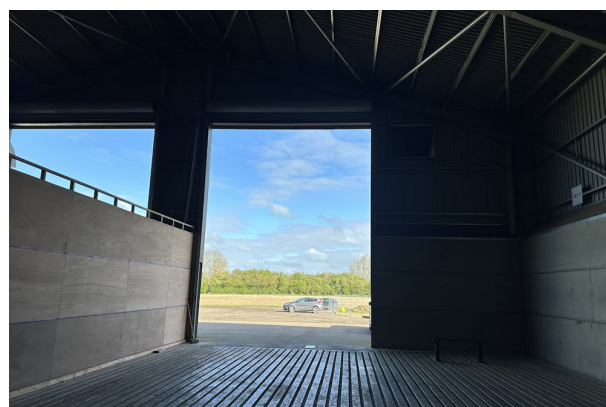
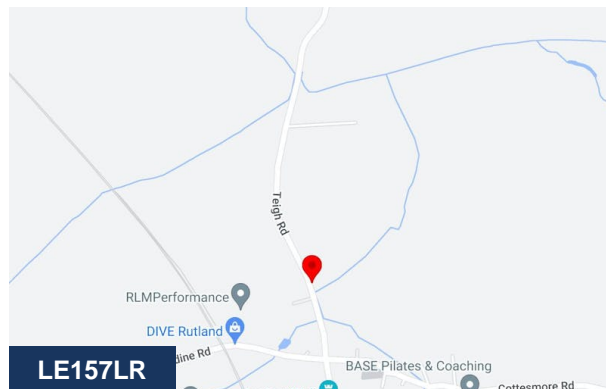
Offered for let on new 5 year fully repairing and insuring leases - the quoted rent is £5.00 Sq ft plus VAT. A deposit equal to 3-months rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

Viewings

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

Services

We are advised that mains services are connected to the property with the exception of gas. 3 Phase power can be provided directly to the unit however this will affect the rented rate Per sq ft. These services have not been inspected or tested by the agent. Barn A will be individually metered.



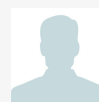
Viewing & Further Information



Keith Pepperdine

01664 431330

keith@pandfcommercial.com



Luke Owen

07542 782605 | 01664 431330

Luke@pandfcommercial.com