



Unit 3A TO LET

Tungsten Park, Oakham, LE15 7XA

Industrial/Commercial unit TO LET

Leasehold - £50k + VAT pa

May Split into 2 Units at 2000 Sq ft

£25,000 each

4,000 sq ft

(371.61 sq m)

- TO LET £50,000 pa
- May Split into 2 units at £25,000 each.
- Electricity, water and waste connected to the unit ready for occupier fit out.
- Electrically operated up and over roller shutter door. Mezzanine capabilities for future development
- Suitable for E(g) uses

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Summary

Available Size	4,000 sq ft
Rent	£50,000 per annum
Rateable Value	£26,500
Service Charge	£0.35 per sq ft Applicable for the current service charge year
Car Parking	6 Parking Space plus Loading and delivery space.
VAT	Vat applicable to rent and service charge only
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

A new build industrial unit of steel portal frame construction with barrel vaulted roof, benefiting from translucent lighting, smooth clad elevations with up and over loading door and a personnel entrance within a glazed panel. Rear fire exit, solid concrete flooring with water, electricity and waste sited internally ready for occupier fit-out. Externally the property benefits from allocated parking to the front of the unit and loading with a 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 into a vibrant 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 the following areas:

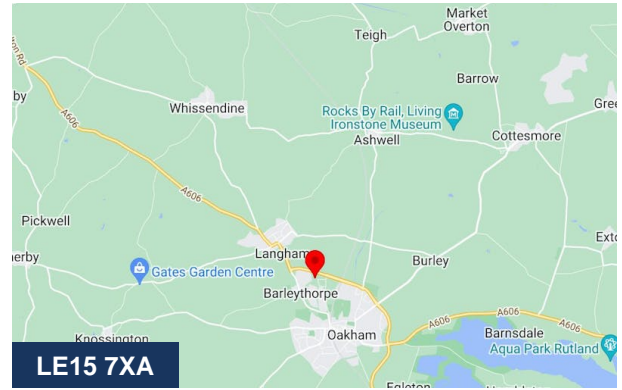
Name	sq ft	sq m	Availability
Building - Commercial	4,000	371.61	Available
Total	4,000	371.61	

Terms

TO LET on a new fully repairing and insuring lease with a preference for a 10 year period with reviews to be agreed - the rent will be £50,000 per annum + vat. A deposit equal to 3-month rent + VAT will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. A service charge is applicably for the upkeep and lighting of the communal areas - Currently £0.35 per sq ft.

Services

We are advised that mains' services are connected to the property with the exception of gas which has been capped to roadside of the unit. These services have not been inspected or tested by the agent.



Viewing & Further Information

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