



Storage land TO LET

Pit Lane, Ketton, PE9 3SZ

Storage & operational land TO LET

£60,000 per acre +Vat

2.40 Acres
(0.97 Hectares)

- Approximately 2.4 acres of level storage & operational land
- 24/7 access
- Cleared site ready to receive new tenant
- "In and Out" access for Large vehicles and Lorries
- Secure gated site
- All uses considered STTP

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Summary

Available Size	2.40 Acres
Rent	£60,000 - £144,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

Accessed directly off the public highway (Pit Lane) the land measures approximately 2.4 acres and is of a substantially level surface.

All uses will be considered for the storage and operational land but subject to planning permission.

Location

Ketton is a village in Rutland in the East Midlands of England. It is about 8 miles east of Oakham and 3 miles west of the centre of Stamford. The 2011 Census recorded a parish population of 1,926, making it the fourth largest settlement in Rutland, after Oakham, Uppingham and Cottesmore. The A1 is less than 2 miles away with North and South bound access.

The site adjoins an existing recently built Industrial Park which is fully occupied and contains a Gym, Retail units and some offices in addition to the Industrial Units to the rear.

Accommodation

The accommodation comprises the following areas:

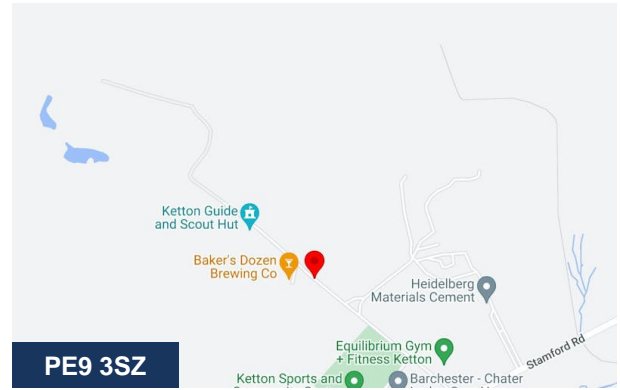
Name	sq ft	sq m	Availability
Ground - Storage & operational land	104,544	9,712.46	Available
Total	104,544	9,712.46	

Viewings

The land can be seen from Pit Lane without appointment. Any one wishing to walk the site should make an appointment with the agents P&F Commercial on 01664 431330 or email: pandfcommercial.com. All site visits are at the visitors risk.

Terms

Offered for let on a new lease with terms to be agreed - The rent will be £60,000 per annum +vat per acre. A deposit equal to 3-month rent will be required as a bond and rent is paid quarterly in advance. Minimum 5 year lease terms.



Viewing & Further Information

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