



## 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

# Storage land TO LET, Pit Lane, Ketton, PE9 3SZ

## Summary

<b>Available Size</b>	2.40 Acres
<b>Rent</b>	£60,000 per acre
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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:

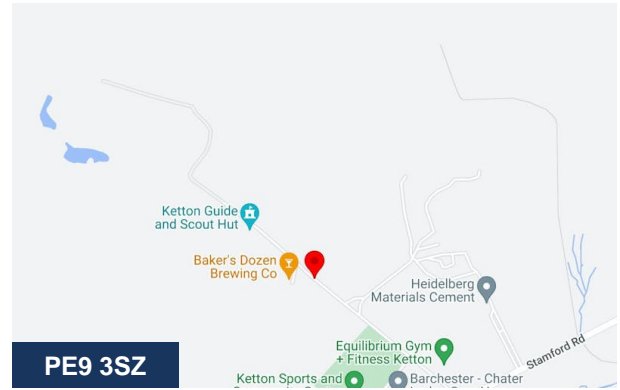
Name	sq ft	sq m	Availability
Ground - Storage & operational land	104,544	9,712.46	Available
<b>Total</b>	<b>104,544</b>	<b>9,712.46</b>	

## 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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