Rent £45,000 pax

* Circa 11,000 Sq. Ft. of light industrial and storage space
* Accommodation set out over 2 floors with a range of different spaces
* Ample parking and ancilliary space
* Ideal for local storage and distribution business
* Available immediately

Oakham Enterprise Park, Ashwell, LE15 7TU
Location
Oakham Enterprise Park is approximately 3 miles outside Oakham with excellent road links via the A606 to the A1 and to the M1 Junction 21 at Leicester approximately 25 miles away. The Enterprise Park comprises around 100 business units and is now almost completely let. The population of Oakham (10,920 according to the 2011 census) is growing and being the County Town of Rutland, Oakham is expanding and the nearby Rutland Water Reservoir attracts thousands of visitors annually.

Property Description
Detached brick-built unit, with over 11,000 sq. ft of accommodation over 2 floors, with roller shutter door access points at the front and rear with ample parking to the front, side and rear.

Accommodation
Ground floor accommodation described as warehouse = 5,963 Sq Ft
First floor accommodation described as stores = 5,209 sq ft.
The ground floor space has internal partitioning giving a range of store rooms and offices.
The first floor is large and open plan with 2 main stair wells to the front and rear.

Amenities
Within OEP there is a Cafe outlet which is well used by the occupants of the business park and there is on site security with CCTV cameras which are monitored.

Services
We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.
High speed broadband is available (we understand in excess of 100mb ps) subject to an additional charge to the supplier. Gas, Water and Electricity are separately metered and charged quarterly.

Service Charge
There is a service charge in addition to the annual rent, this charge is currently being assessed for this property for the period of 2018, this is paid quarterly in advance.

Terms
A new FRI lease will be prepared with usual terms for a minimum 3-year lease, but longer terms will be considered. A three month rent/service charge/ breach of agreement deposit will be required upon signing the lease.
There is also a £250 rental admin charge payable on commencement of lease.

Rates
The VOA website shows the Business Rateable value to be £24,000. Further enquiries should be made directly to Rutland County Council. Payable rates in Rutland are around 48 pence in the £1.

VAT
We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs
Both Parties will be responsible for their own legal costs.

Viewing
Viewing is strictly by prior appointment via the sole agents Moores Commercial Tel: 01664 431330 or via email office@moorescommercial.com

Parking
There is ample space around the unit for staff and deliveries, however larger lorries may struggle to navigate through the business park.

Other
This is one of several units on this business park for let, for full availability contact the agents.

Contact Details
36 High Street
Oakham
Rutland
LE15 6AL

www.moorescommercial.com

Email: office@moorescommercial.com
Tel: 01664 431330