



3C Tungsten Park, Panniers Way, Oakham, Rutland, LE15 7US

- * 2,515 sq ft - Industrial warehouse
- * 5 car parking spaces
- * Brand new unit, available immediately
- * Excellent location off Oakham bypass
- * Close to local amenities

Location

This brand new Warehouse is positioned just off the A606 Oakham By-pass.

Hackamore Way and the surrounding area has been recently developed as a commercial estate including McDonalds, Costa and a Service station with M&S food along with other building trade outlets and other commercial users.

Oakham is the larger of two market towns located in Rutland which boasts to be the smallest County in the UK. Traditional markets are held on Wednesday and Saturdays in the Town's Market Square, closely located to Oakham Castle. The unit is easily accessed from the Oakham Bypass (A606) and this road provides excellent access into other local towns and cities including Peterborough, Lincoln, Newark and Stamford. The A1 motorway via Cottesmore and Greetham is 6 miles to the Northeast.

Property Description

New build industrial warehouse unit of steel portal frame construction with pitched barrel vaulted roof, benefiting from translucent lighting, attractive smooth clad elevations with up-and over loading door and double height glazed entrance, solid concrete flooring ready for occupier fit-out. Externally the property benefits from 5 car parking spaces and loading with 17m yard depth.

Accommodation

Double glass doors and some window frontage, with up and over roller shutter door.
Open 2,515 sq ft of space - with services in situ.

Services

We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent.

Terms

Offered to let on new lease terms to be agreed, fully repairing and insuring terms - at an initial passing rent of £25,000 per annum plus VAT and landlords insurance to be re-charged at cost.

Rates

Local Authority: Rutland - Rateable Value: TBC

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.

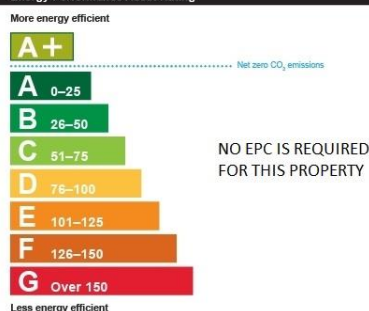
Viewing

Strictly by prior appointment via the agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com
or Joint Agents - Mather Jamie - Alex Reid MRICS - alex.reid@matherjamie.co.uk - 07976 443720

Parking

Allocated parking for up to 5 cars comes with the unit, the site benefits from shared customer parking.

Energy Performance Asset Rating



Contact Details

18 Midland Court
Station Approach
Oakham
Rutland
LE15 6RA

www.pandfcommercial.com

Email: office@pandfcommercial.com

Tel: 01664 431330

Important; we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.