



## Unit 3C Tungsten Park

Hackamore Way, Oakham, LE15 7US

**Light Industrial Facility To Lease In  
Brand New Industrial Unit. Open  
Plan shell condition, £25,000 pa**

**2,515 sq ft**  
(233.65 sq m)

- 2515 Sq Ft industrial space To let
- Brand new portal framed construction
- Roller shutter door and Personnel door
- New industrial park
- Available immediately

# Unit 3C Tungsten Park, Hackamore Way, Oakham, LE15 7US

## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 2,515 sq ft  |
| <b>Rent</b>           | £25,000 per annum  |
| <b>Business Rates</b> | TBC  |
| <b>Service Charge</b> | £627 per sq ft   |
| <b>Car Parking</b>    | Allocated parking for up to 5 cars comes with the unit, the site benefits from shared customer parking |
| <b>VAT</b>            | Applicable   |
| <b>Legal Fees</b>     | Each party to bear their own costs   |
| <b>EPC Rating</b>     | Upon Enquiry   |

## 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.

## 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.

## Accommodation

| Name                       | sq ft        | sq m          | Availability |
|----------------------------|--------------|---------------|--------------|
| Building - Industrial unit | 2,515        | 233.65        | Let          |
| <b>Total</b>               | <b>2,515</b> | <b>233.65</b> |              |

## Viewings

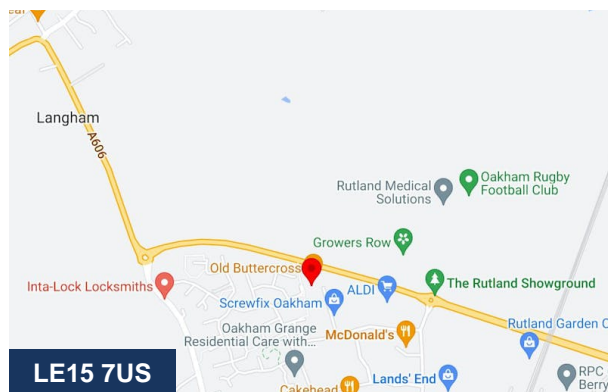
Strictly by prior appointment via the agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com) or Joint Agents - Mather Jamie - Alex Reid MRICS.

## Terms

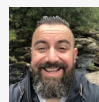
Offered to let on new lease terms to be agreed, Fully repairing and insuring terms - at an initial passing rent of £25,000 per annum plus VAT and landlords insurance to be re-charged at cost.

## Accommodation

Double glass doors and some window frontage, with up and over roller shutter door. Open 2515 sq ft of space - with services in situ.



## Viewing & Further Information



**Ben Freckingham**

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[ben@pandfcommercial.com](mailto:ben@pandfcommercial.com)

## **Services**

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

## **Outgoings**

Local Authority: Rutland

Period: 2022/2023

Rateable Value: TBC

## **Planning**

We understand the premises have authorised planning consent under Classes B1(C), B2 & B8 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

## **Parking Notes**

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

## **VAT & Legal Costs**

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

Both Parties will be responsible for their own legal costs.