



Comparable Long Row Unit

Unit 4

Long Row Business Park, Long Row, Oakham, LE15 6LN

**A 1,200 Sq Ft Industrial Unit in
Oakham Town. Adjoining unit also
available**

1,200 sq ft
(111.48 sq m)

- Open Plan Industrial Unit
- Currently used as a gym
- 1,200 Sq ft including WC and Kitchen
- High Vaulted Ceilings
- Roller shutter door at loading bay height
- 2 parking spaces
- Adjoining Unit also available

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Summary

Available Size	1,200 sq ft
Rent	£9,600 per annum
Rates Payable	£2.45 per sq ft 2017 Assessment
Rateable Value	£5,900
Car Parking	N/A
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

Steel framed building with aluminium cladding to walls and roof. Roof overhangs the loading bay.

Location

Long Row Industrial Park is just out of the town centre and surrounded by industrial/retail outlets and residential housing. Approximately 3 minutes walk to the Train and bus Station and 5 minutes walk to the Market Place in the Town Centre.

Accommodation

Measuring approximately 60ft x 20ft including the ancillary space with Roller door and personnel to front at loading bay height which is approximately 4ft high.

Name	sq ft	sq m	Availability
Ground - With Raised loading bay	1,200	111.48	Available
Total	1,200	111.48	

Specification

The basic unit is open plan with no heating. A small Kitchen and Wc are positioned to the rear of the unit. The unit is currently half of a gym set up and some fit out elements may remain.

Viewings

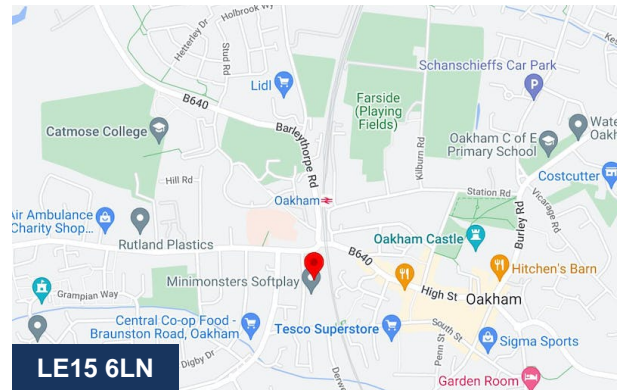
Viewing is by appointment with the sole agents P & F Commercial. Contact by email office@pandfcommercial.com or by Phone 01664 431330

Terms

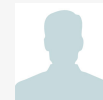
A new 6 year lease will be created with a 3 year review and breaks to be discussed. The initial rent is £9,600 + VAT. A 3 months rent deposit will be required and a PG may required for any start up company tenant. Buildings insurance is arranged by the landlord for the entire complex and charged to the tenant proportionally. A small service charge may be applicable for maintenance of the external areas, gutters etc.

Parking

Car parking for 2 cars to the front of the property with additional visitors parking available.



Viewing & Further Information



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