



## Units 4 & 5, Long Row Business Park, Oakham LE15 6LN

2 Industrial Units in Oakham town  
centre

Rent £11,000 per annum + VAT  
Each

1,200 Sq Ft per unit

- 1169 Sq Ft per unit usable space plus Wc and Kitchen
- Rectangular unit 20ft x 60ft overall
- Roller shutter and personnel door
- Level access from Raised platform
- Close to the Bus and Rail Station
- Parking
- Available Sept 25 and Jan 26 (possibly earlier)

# Units 4 & 5, Long Row Business Park, Oakham LE15 6LN

## Summary

Size - 1,200 Sq Ft Each Unit  
Price/Rent - £11,000 Per annum per Unit  
Service Charge - Small Charge to be agreed  
Rateable Value - RV £6,900 (2023 VOA Valuation)  
Legal Fees - Ingoing tenant is liable for their own costs and will contribute £950 + VAT towards the landlords legal costs  
VAT - Applicable  
EPC - 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.

The basic unit is open plan with no heating. A small Kitchen and Wc are positioned to the rear of the unit.

### Location

Long Row Business 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.

Unit 4 - 1,200 Sq Ft overall including the Wc and Separate Kitchen - RESERVED

Unit 5 - 1,200 Sq Ft overall including the Wc and Separate Kitchen - £11,000

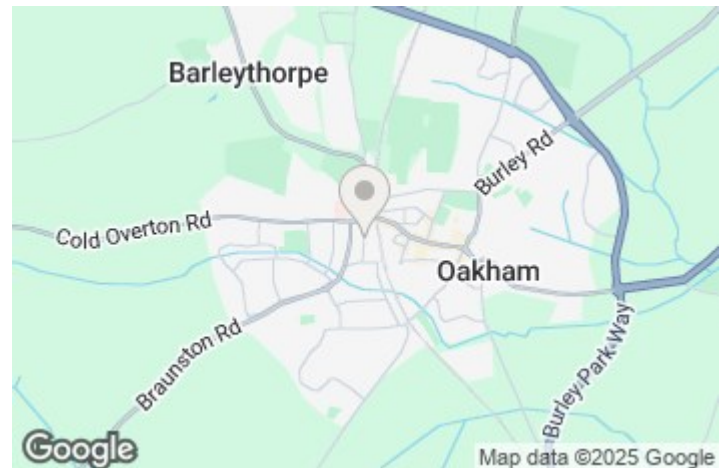
### Terms

A new 6 year lease will be created with a 3 year review and breaks to be discussed.

The initial rent is £11,000 + 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 and Further Information

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