



Unit To Let - Hooby Lodge Farm, Stretton, Oakham LE15 7RH

Circa 5250 Sq Ft unit to Let

Close to the A1 - Stretton

£25,000 per annum

- Circa 5250 sq ft of open plane space
- Close to the main A1 location
- £25,000 per annum - NO VAT
- 3 months deposit required
- Available Jan 2026
- Hardstanding for up to 10 cars to the front

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Summary

Size - Circa 5250 sq ft

EPC - Exempt

Rent - £25,000 per annum

VAT - Not Applicable

Legal fees - a fee of £350 + VAT will be charged to the ingoing tenant towards the lease drafting fees.

Rates - Not applicable

Use - Storage only

Description

Hooby Lodge is a working farm and the unit is now surplus to requirements, the farm will offer secure gated access down the farm track directly to the unit, with their own hardstanding and 2 large side opening shutters. The unit measures approximately 70 ft x 75 ft. With around 8 meters to the roof ridge. Depending on requirements for the interested parties basic w/c and kitchen facilities can be installed. Easily accessed by HGV's and an excellent unit for storage.

Location

The property is located off Hooby lane - the link road connecting Stretton to the Village of Thistleton. Stretton is just half a mile to the South East and offers North and South access to the A1 motorway. Providing excellent road links to Grantham, Newark and Lincoln to the North and Oakham, Stamford, and Peterborough to the South.

Terms

Offered for let on a new lease term - minimum 3 years at an initial passing rent of £25,000 per annum.

VAT will not be applicable.

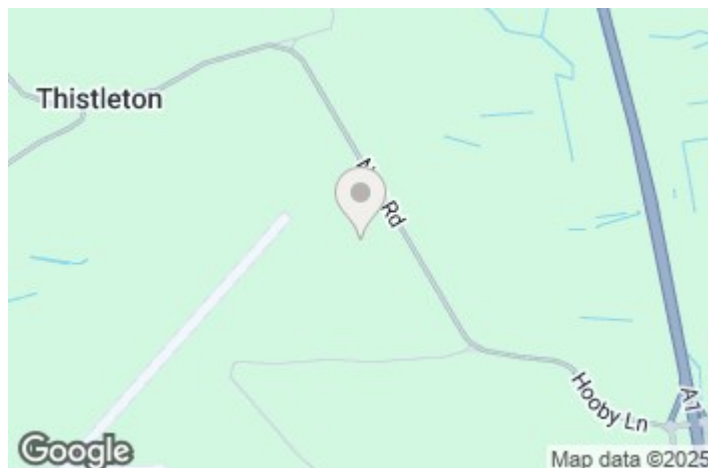
Building insurance will be re-charged at cost - circa £400 per annum.

3 months deposit will be required - along with £350 + VAT contribution towards the landlords lease drafting costs.

NO MOTOR TRADE OPERATORS

Utilities

The unit offers basic power and water - both will be re-charged to the tenant at cost by way of a monthly service charge.



Viewing and Further Information

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