



F6 Iron Stone Lane Industrial Estate, Market Overton, Oakham LE15 7TP

1,160 Sq Ft Industrial Unit with FF
office in Rutland

Rent £8,400 Per Annum (No Vat)

1,160 Sq Ft
(107.77 Sq m)

- 1,022 Sq Ft Ground floor Including Kitchen and W/c
- 138 Sq Ft Office to FF overlooking the Warehouse
- Kitchen and Wc to Ground Floor
- Parking for 2/3 Cars to the front
- Industrial Unit with 5m eaves and 3m Roller Shutter door
- Rent equals £7.24 per Sq Ft

Summary

Size - 1,160 Sq Ft

Rent - £8,400 Per annum

Service Charge - Small Annual amount currently Circa £400

Rateable Value - £6,500 As per the 2023 valuation

Legal Fees - Both parties will be responsible for their own fees

VAT - Applicable / No VAT

EPC - G (159) Exempt

Description

Industrial Storage/Distribution unit with 5m eaves and a 5.7m ridge on the industrial estate in Market Overton. 3m x 3m roller shutter door plus personnel door incorporating a security grill. Kitchen and Wc to the ground floor with Office over including a UPVC double glazed bay window.

The Unit is perfectly suited for storage and distribution or as a workshop/Studio and is suited to the installation of a mezzanine with access from the office if required.

Location

The Ironstone Industrial Estate is on the edge of Market Overton away from the residential houses. Market Overton is in Rutland approximately 7 miles from the market town of Oakham and the A1 is 4 miles away at the South Witham Junction with connections North and South.

Accommodation

The accommodation comprises the following areas:

Ground - Industrial/Storage 902 sq ft

Ground - Kitchen and Wc 120 sq ft

1st - Office 138 sq ft

Terms

Available as an assignment of a 5 year lease from 7th March 2024 (a new 5 year lease may be available) with a 3 year break and review. Rent is set at £700 pcm (£8,400 pa - £7.24/Sq Ft) with No Vat currently applicable. A deposit of £2,100 (3 months rent) will be required. An estate charge for maintenance of the roads and common areas is applicable (currently externally managed and circa £400). Tenant will reimburse the Landlord for the cost of buildings insurance.

Services

All main services are connected with the exception of Gas. The lighting in the unit is motion sensor controlled with automatic shut off. Heating to the office is by electric panel heater.



Viewing and Further Information

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