



Unit 3a, Tungsten Park, Oakham LE15 7XA

Industrial/Commercial/Trade
Outlet TO LET

Leasehold - £40,000 year 1 rent +
VAT pa

4,000 Sq Ft Total

- TO LET £40,000 pa year 1, £45,000 year 2 and £50,000 year 3
- Discounted rent for the first 2 years in lieu of rent free
- Electricity, water and waste connected to the unit ready for occupier fit out
- Electrically operated up and over delivery access door. Mezzanine capabilities for future development
- Suitable for E(g) uses

Summary

Available Size 4,000 sq ft
Rent £40,000 per annum year 1
Rateable Value £26,500
Service Charge £0.35 per sq ft Applicable for the current service charge year
Car Parking 6 Parking Space plus Loading and delivery space.
VAT - Vat applicable to rent and service charge only
Legal Fees - Each party to bear their own costs
EPC Rating - EPC exempt - Industrial Unit with little or no power demand

Description

A new build industrial unit of steel portal frame construction with barrel vaulted roof, benefiting from translucent lighting, smooth clad elevations with up and over loading door and a personnel entrance within a glazed panel.

Rear fire exit, solid concrete flooring with water, electricity and waste sited internally ready for occupier fit-out.
Externally the property benefits from allocated parking to the front of the unit and loading with a 17m yard depth.

The property would be suitable for either storage or as a trade counter as there are other similar outlets on the business park including Screwfix, Howdens, Tool Station and others.

The landlord would consider splitting the unit into 2 separate units, one with the loading door and one with the glazed full height glazed panels. The rent for the split unit would depend on the area required and the fit out spec proposed.

Location

This brand new Warehouse is positioned just off the A606 Oakham By-pass.

Hackamore Way and the surrounding area has been recently developed into a vibrant commercial estate including McDonalds, Costa and a Service station with M&S food along with other building trade outlets and other commercial users. Both Aldi and Lidl are within walking distance.

Services

We are advised that mains' services are connected to the property with the exception of gas which has been capped to roadside of the unit. These services have not been inspected or tested by the agent.

Terms

TO LET on a new fully repairing and insuring lease with a preference for a 10 year period with reviews to be agreed - the rent will be £40,000 per annum + vat for year 1, £45,000 for Year 2 then £50,000 per annum until any review in the agreed lease terms. A deposit equal to 3-month rent + VAT will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

A service charge is applicable for the upkeep and lighting of the communal areas - Currently £0.35 per sq ft



Viewing and Further Information

Keith Pepperdine

Email: office@pandfcommercial.com

Tel: 01664 431330

