



Industrial Workshop, Glaston Road, Morcott, Oakham LE15 9DL

Self Contained Industrial Workshop  
with fenced and enclosed yard on  
the A47

Rent £19,500 plus VAT

Workshop Circa 128.6 Sq m (1,384  
Sq Ft) and Yard Circa 325 Sq m

- Circa 1,400 Sq ft workshop and Yard
- 3 individual Bays with Roller Shutter doors
- 325 Sq m Yard/Enclosed Compound
- Busy road Location on the A47
- Available May 26

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## Summary

Size - 1,384 Sq Ft  
Rent - £19,500 + VAT  
Service Charge - Tenant will contribute to the Buildings insurance  
Business Rates - RV £9,100. Small Business Rates Relief should apply  
Legal Fees - Both parties will be responsible for their own fees  
VAT - Applicable  
EPC - TBC

## Description

A brick built workshop under a tiled roof adjoining the retail/shop which serves the adjoining Petrol Filling Station and with a 325 Sq m enclosed and fenced yard.

The circa 1,384 Sq Ft (128.57 Sq m) Unit is divided into 2 sections which are linked. One section has 2 roller shutter doors and the 2nd section has an additional roller shutter door. Formerly a vehicle service and MoT centre the unit is suitable for both Service and Sales to the Motor trade but must not compete with the adjoining Petrol Filling Station and shop

## Location

Positioned off the A47 Leicester to Peterborough Road, the site sits approximately 3.5 Miles East of Uppingham in Rutland, 7 Miles South East of Oakham and Approximately 20 miles West of Peterborough.

The site adjoins the Esso Petrol Filling Station together with the Redwings Lodge Hotel and the Rutland Point Cafe and Bar

## Accommodation

The Main workshop measures 14.7m x 7.8m plus a store of 4.5m x 1.6m. 2 Roller shutter doors  
The Second Workshop and former MoT station measures 9.4m x 4.2m with additional roller door

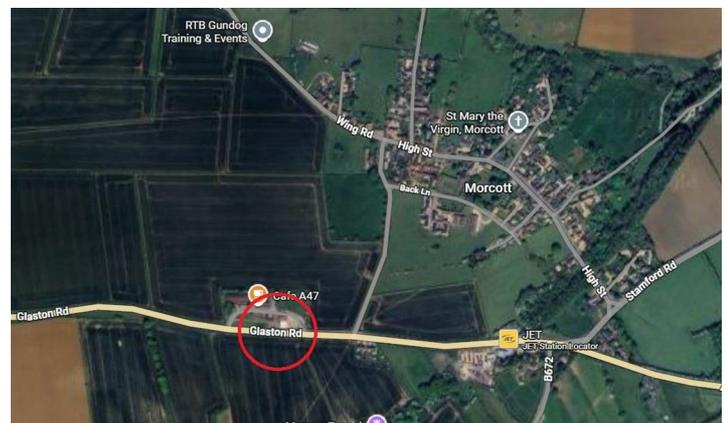
The external yard measures circa 22m x 15m

## Terms

A new Full repairing and Insuring lease will be created with a minimum 5 year term with 3 year review. Rent will be £19,500 + VAT and there will be a requirement for a deposit equal to 3 months rent + VAT. Rent is paid quarterly in advance. The landlord will insure the building and the tenant will pay a proportion of the premium on Invoice.

## Services

3 Phase Electricity and water are connected. These services have not been tested by the agent.



## Viewing and Further Information

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