



Unit A - Arnscoote Farm, Whissendine LE15 7HF

3440 sq ft of open plan storage
barn in Gated Compound

Rutland Village location. 5 miles
Oakham

NO Mains Electric or Water

- 3440 sq. ft Barn
- Storage uses only suitable
- Available immediately
- £12,000 per annum plus vat
- Rutland Village Location

Summary

Rent - £12,000 per annum
VAT - Applicable
Service charge - 0.50p per sq ft £1720 per annum
Rates - To be split from adjoining unit. Likely RV Circa £6k
Legal Costs - Both parties will pay their own costs
EPC - Exempt
Use class - E (B1, B2 & B8)

Description

The building is a steel framed portal construction under a pitched roof. The units are basic and the landlord would be prepared to invest in the improvements, depending on the uses required.

Building 1 measures approximately 86' x 40' (29.5m x 12.3m) - 3,440 Sq. Ft and has allocated parking, with ample access for larger vehicles if required. Secure compound with locked gates.

Location

Located in a rural setting in Rutland between the villages of Whissendine and Stapleford between Oakham and Melton Mowbray. Easy access to the A607 and the A606. The A1 at Stretton via Cottesmore is approximately 7 miles to the East.

Services

The unit has no electricity or water connected - other operators on site use their own generators, water supplies are nearby the unit and could be connected if required.

Terms

All leasehold enquiries considered for the building.

Once the potential tenant has been identified, the landlord will agree what works are required to bring the property to the required finish and standard. Rental guide of £12,000 per annum Plus VAT - which is representative of £3.50 per square ft. Deposit equal to 3 months rent + VAT. A service charge is applicable for the upkeep of the common parts and car parking.

Lease will be either an FRI or internal repairing only depending on the landlord works carried out.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330