

PADLEY SINCE
1959



Oakham Business Park,
Bosal Way, Oakham, Rutland, LE15 7WN

TO LET
AVAILABLE Q2 2023

New trade counter, warehouse and industrial
units located close to the Oakham bypass

Size: from 1,600 - 37,000 ft²



Oakham

Oakham is a traditional market town, with a population of 10,922 at the 2011 Census, representing 29% of the total Rutland authority. It is the main market town for the county and plays a pivotal role in providing facilities and services to a large network of rural villages. The town centre has an array of independent shops and a rich tapestry of heritage, including the renowned Oakham Castle.

The site is located within the principal industrial and employment area of the town within Oakham's Sustainable Urban Extension, known as Hawksmead Park. It is anticipated that the site will attract a range of further national and regional trade counter businesses to become the prime trade location in the area and will complement the diversity already on offer, such as the recent developments of Aldi, McDonald's, the BP garage with M&S store, the new depot for Ben Burgess and the Costa Coffee drive-thru.

Connectivity into the wider locale is excellent from Oakham and offers access into Melton Mowbray, Stamford and Corby, each within 20 minutes. Slightly further afield, the larger conurbations of Peterborough, Leicester and Nottingham are located, with travel times of between 35 minutes – 1 hour, respectively.





OAKHAM BUSINESS PARK

TUNGSTEN PARK



HACKAMORE WAY



LANDS END WAY

A606 BURLEY PARK WAY

Accommodation



BLOCK A

| Unit | m ² | ft ² |
|------|----------------|-----------------|
| A1 | 929 | 10,000 |
| A2 | 465 | 5,000 |
| A3 | 465 | 5,000 |
| A4 | 465 | 5,000 |
| A5 | 465 | 5,000 |
| A6 | 697 | 7,500 |

BLOCK B

| Unit | m ² | ft ² |
|------|----------------|-----------------|
| B1 | 279 | 3,000 |
| B2 | 279 | 3,000 |
| B3 | 279 | 3,000 |
| B4 | 372 | 4,000 |

BLOCK C

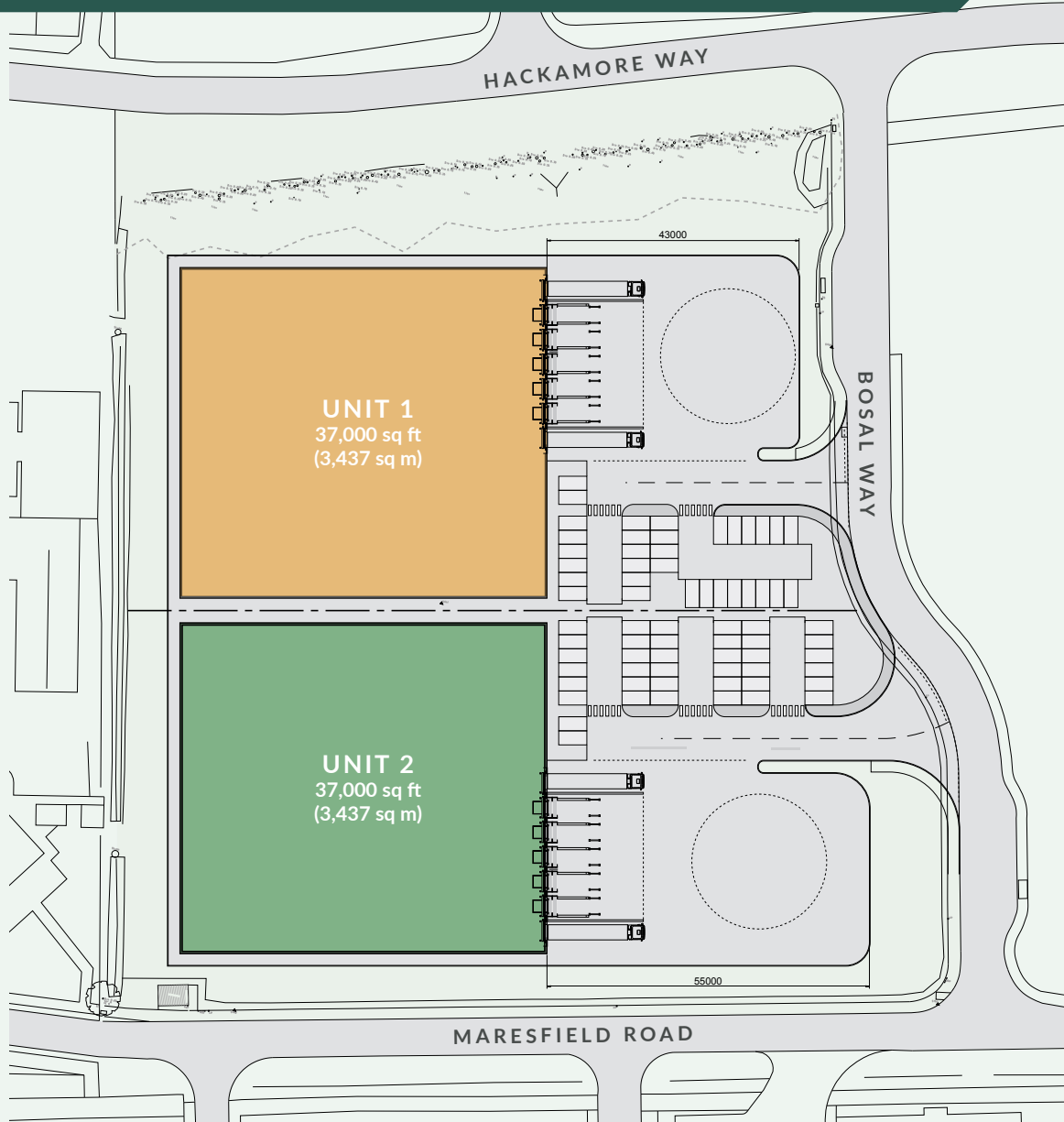
| Unit | m ² | ft ² |
|------|----------------|-----------------|
| C1 | 149 | 1,600 |
| C2 | 149 | 1,600 |
| C3 | 149 | 1,600 |
| C4 | 149 | 1,600 |
| C5 | 149 | 1,600 |
| C6 | 210 | 2,265 |

BLOCK D

| Unit | m ² | ft ² |
|------|----------------|-----------------|
| A1 | 372 | 4,000 |
| A2 | 279 | 3,000 |
| A3 | 279 | 3,000 |
| A4 | 279 | 3,000 |
| A5 | 372 | 4,000 |

Units can be combined to create large accommodation.

Accommodation



Layout 2

Specification

Specification

Combinable trade counter/industrial units, finished to shell specification.

VAT

VAT will be charged on the rent and/or purchase price.

Rates

Business Rates to be confirmed.

Legal Costs

Each party is to be responsible for their own legal costs

Services

Mains supplies of water, electricity and drainage are available and connected to the development. Interested parties are advised to make their own investigations with the utility service providers.

Planning Use

Planning permission will be sought for the construction of buildings for light industrial, storage or trade counter uses (Class E(g) (ii) [R&D] and (iii) [Light Industrial], Class B2 and B8 [Storage]).

Tenure

The units are available To Let by way of Full Repairing and Insuring leases on terms to be agreed, or For Sale Freehold with vacant possession on completion.

Service Charge

Service charge budget available upon request.

Rent

Available upon request.



Roller shutter doors and glazed panels



Electric vehicle charging points



Extensive car parking



Internal clear height of 6m



Floor loading 50Kn/m²



Removable bollards



Accessible



Ability to combine units



Indicative Visual



OAKHAM BUSINESS PARK

For further information on this scheme, please contact our joint marketing agents:



William Wall

Director

will.wall@bankslong.com

07717 546269

Harry Collins

Surveyor

harry.collins@bankslong.com

01522 544515



William Rose

Director

wrose@savills.com

07870 999566

Edward Gee

Associate Director

egee@savills.com

07807 999211

A development by:

PADLEY SINCE 1959

Richard Padley

Commercial Director

rgp@padley.co.uk | 01780 460186

padley.co.uk

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