



Chartered Surveyors & Estate Agents



## Unit 21, Midland Court, Station Approach, Oakham, LE15 6RA £7,500 Per Annum

### LET ON A LEASE

Commercial unit comprising three offices on the ground floor with a toilet and a mezzanine office on the first floor. The unit has an overall internal floor area of approximately 500 square feet with a mezzanine floor of approximately 300 sq. ft.

The property is situated close to town centre and lends itself to a number of commercial uses, subject to obtaining the necessary planning consent.

#### Oakham

5 Market Street  
Oakham  
Rutland LE15 6DY  
Tel: 01572 755555  
Letting Centre: 01572 755513  
[oakham@murray.co.uk](mailto:oakham@murray.co.uk)

#### Stamford

Sales Enquiries  
01780 766604  
Lettings Enquiries  
01572 755513

[stamford@murray.co.uk](mailto:stamford@murray.co.uk)

#### Uppingham

18 High Street East  
Uppingham  
Rutland LE15 9PZ  
Tel: 01572 822587

Letting Centre: 01572 822587  
[uppingham@murray.co.uk](mailto:uppingham@murray.co.uk)

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## DESCRIPTION

The unit is situated on Midland Court, Station Approach, Oakham, being a small Commercial / Industrial Estate in the market town of Oakham.

Current businesses on Midland Court range from office accommodation through to light industrial units with an amount of retail business being carried out from the site.

The property comprises three offices on the ground floor with a toilet and a mezzanine office on the first floor. The unit has an overall internal floor area of approximately 500 square feet with a mezzanine floor of approximately 300 sq. ft. The property is situated close to town centre and lends itself to a number of commercial uses, subject to obtaining the necessary planning consent.

The property is a ground floor and first floor mezzanine building.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Area

0.94m x 1.40m (3'1" x 4'7")

#### Office One

5.77m max x 7.98m (18'11" max x 26'2")

Electric heater, stairs leading to first floor, window to front elevation.

#### WC

1 x low level W.C

1 x hand basin

1 x electric water heater

### FIRST FLOOR

#### Office Two

5.54m x 4.88m into eaves (18'2" x 16'0" into eaves)

Galleried stairs, two Velux windows.

## SERVICES

Mains electricity is available

Mains water supply and private drainage

Electric heaters

The Tenant is to pay an annual service charge relating to the maintenance of the communal areas and drainage facilities on site.

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

Indoor: EE, Three, O2, Vodafone - voice and data likely;

Outdoor: EE, Three, O2, Vodafone - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

## OAKHAM (retail)

Oakham is a delightful market town, the capital and epicentre of Rutland. It has a good shopping centre extending along the High Street with a good range of both privately owned and nationally owned outlets catering for most needs. Being the administrative capital for the county a number of people from outlying areas also visit the town, particularly on market days, Wednesday and Saturday. Also, The two supermarkets within the town, Tesco and Co-op.

For commercial and industrial businesses there are good sites locally and for communications there is a British Rail station in the town which connects to Leicester, Birmingham in the Midlands and Peterborough and London in the East.

## RATEABLE VALUE

Enquiries should be made to Rutland County Council.  
Tel No: 01572 722577

## LEASE

It is envisaged that the Tenant be responsible for the internal repairs and decoration and the insurance costs attributable to this part of the building. The reasonable legal expenses incurred in the preparation of the Lease are to be met by the Tenant. The term of Lease is to be negotiated.

## RENTAL

The rent is to be £7,500.00 plus Vat per annum, with three yearly upward only rent reviews.

## VIEWING

Strictly through the sole Letting Agents Messrs Murray, Market Street, Oakham, Rutland. LE15 6DY

Tel. No: 01572 755555

## OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

## DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these



particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



