



Naylors

ESTATE AGENTS CHARTERED SURVEYORS



Old Manton Station Wing Road

Manton, Oakham, LE15 8SZ

£35,000 Per Annum

An opportunity to rent this high bay warehouse on the Manton Industrial Estate, located in Rutland. The property is of new build and is in excellent condition. It comes with utility connection for electricity, water and waste. The property offers an opportunity for various uses at an affordable price. There is a large yard area to the sides of the site, which also benefits from some covered yard.

- Large warehouse and yard area
- Suitable for various uses
- Approx 10,800 sq ft
- Toilets, kitchen and office area
- Secure gated site
- Flexible terms

Viewing

Please contact our Commercial Office on 01858 450020 if you wish to arrange a viewing appointment for this property or require further information.



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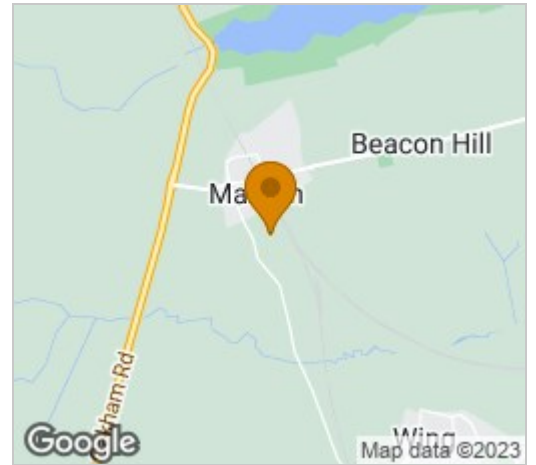
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Floor Plan

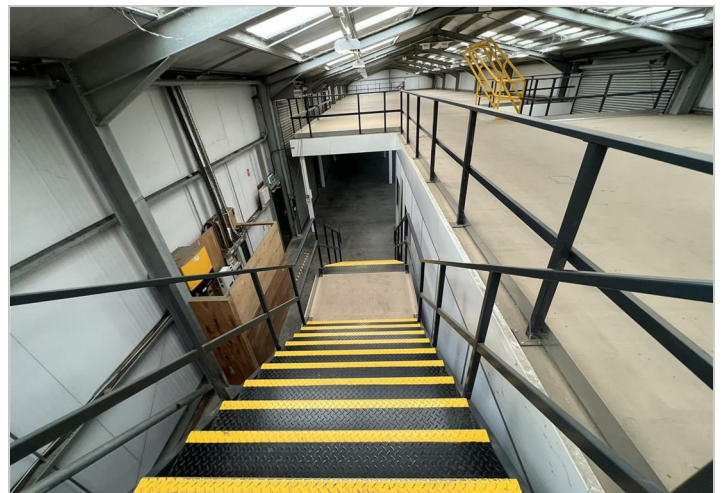
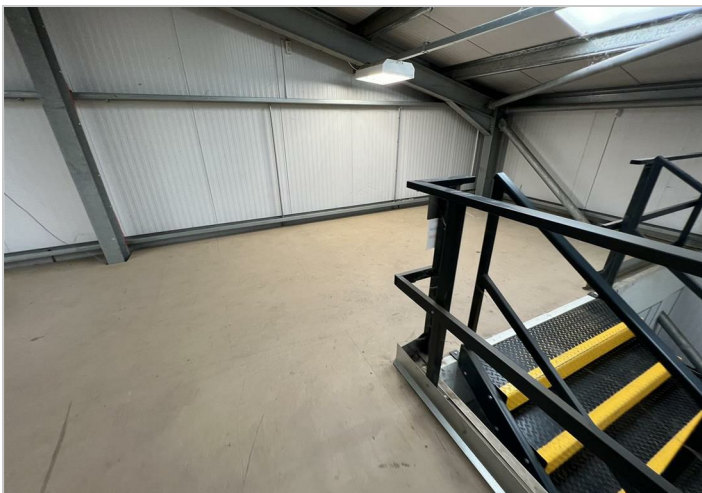


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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