

## OFFICES TO LET

HOLYGATE ROAD | RIDLINGTON | OAKHAM | LE15 9AR



GIA 886 sq ft (82 sq m) | Excellent Access to A1 & A47  
Electric Heating (oil fired central heating available),  
On Site Parking | Secure Site

£8,500 per annum

# OFFICES TO LET, HOLYGATE ROAD, RIDLINGTON, OAKHAM



## Location

From Leicester take the A47 west-bound towards Uppingham and at the roundabout take the minor road signposted to Ayston (¼ mile). Continue to a 'T' junction and turn left towards Ridlington and after a mile fork left into the village. Continue along Holygate Road (1 mile) and the entrance to the property is on the left marked 'Parker Farms' through security gates. Continue up the long driveway and the unit is on the left hand side

What 3 words - Driveway //:himself.crowds.butterfly  
Office: //:bonkers.stove.dumpling

## Accommodation

886 sq ft (82 sq m).

## Description

Comprising a single storey stone and brick office block extending to 886 square feet with the following:-  
Reception Room - 4.37m x 2.65m (14'2" x 8'7").  
Main Office - 8.03m x 4.37m (26'3" x 14'2").  
Single Office - 3.7m x 3.38m (12'1" x 11'0").  
Kitchen area  
WC Facilities

## Rent

£8,500 per annum

## Energy Performance Certificate (EPC)

The EPC Rating is D96

## Business Rates

Local Authority: Rutland County Council  
Period: 2024/2025  
Rateable Value: TBC

## Services

Electricity, water and drainage are connected. Heating via electric panelled radiators. Ample power points are available throughout the accommodation. Standard Broadband available.

## Terms

The premises are available on a new Lease for a term of years to be agreed.

## Legal Costs

Each party will be responsible for their own legal costs incurred with the transaction.

## Viewing

By Appointment Only with the Sole Letting Agents  
Tel: 0116 2336433

## Contacts

E A Lane & Sons Ltd  
Tel - 0116 233 6433  
Email - [lettings@ealane.com](mailto:lettings@ealane.com)

## Further Workshops available on site

# 0116 2336433

100 Regent Road, Leicester LE1 7DG  
[lettings@ealane.com](mailto:lettings@ealane.com)

[www.ealane.com](http://www.ealane.com)

E A Lane & Sons for themselves and the vendors of this property whose agents they are give notice that:-

1. Prospective purchasers should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
4. No person in the employment of E A Lane & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact.
6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser to confirm that these have been dealt with properly and that all information is correct.