E A LANE & SON S

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

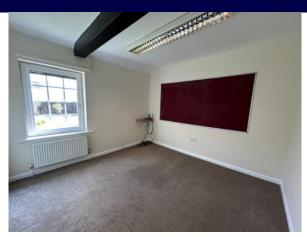
£8,500 per annum

www.ealane.com

100 Regent Road, Leicester, LE1 7DG

0116 233 6433

OFFICES TO LET, HOLYGATE ROAD, RIDLINGTON, OAKHAM



Location

From Leicester take the A47 west-bond towards Uppingham and at the roundabout take the minor road signposted to Ayston (1/4 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.

Viewina

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

Further Workshops available on site

0116 2336433

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E A Lane & Sons Ltd Company Registration No. 07957058 Registered office: 100 Regent Road, Leicester, LE1 7DG.