

EALANE & SONS
CHARTERED SURVEYORS

TO LET

WORKSHOP/LIGHT INDUSTRIAL UNIT

HOLYGATE ROAD | RIDLINGTON | OAKHAM | LE15 9AR



GIA 5,260 sq ft (489 sq m) | Excellent Access to A1 & A47
Industrial & Storage Use | Roller Shutter Door | EPC: B49
On Site Parking | Secure Site

£18,000 per annum

WORKSHOP/LIGHT INDUSTRIAL UNIT, HOLYGATE ROAD, RIDLINGTON



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
Unit: //:tributes.leave.jokes

Description

The property comprises a semi-detached single storey industrial unit of steel portal frame construction with corrugated sheet roof and side elevations offering a useful open plan production/storage unit.

Internally the property provides clear and unencumbered accommodation with solid concrete floor throughout and has a height to eaves of 4.3 metres, 5 metre high roller shutter door, fluorescent ceiling lights, three phase power throughout, WC facilities. Car Parking for several vehicles.

Externally, the property benefits from a concrete surfaced forecourt.

Accommodation

5,260 sq ft (489 sq m)

Rent

£18,000 per annum plus VAT

Energy Performance Certificate (EPC)

The EPC Rating is B49.

Business Rates

Local Authority: Rutland County Council

Period: 2024/2025

Rateable Value: £12,750

Planning

We understand that the property has authorised planning consent for B1(C) and B8 use (light industrial processes or storage & distribution). Interested parties are advised to make their own enquiries to the local planning authority to ascertain whether their proposed use is in accordance with planning permission.

Terms

The premises are immediately 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

Further Workshops and Offices available on site

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

1. Prospective tenants 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 tenants 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 the tenant to confirm that these have been dealt with properly and that all information is correct.

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