

EALANE & SONS
CHARTERED SURVEYORS

TO LET

WORKSHOP / LIGHT INDUSTRIAL UNIT & OFFICE

HOLYGATE ROAD | RIDLINGTON | OAKHAM | LE15 9AR



**GIA 5,560 sq ft (520 sq m) | Excellent Access to A1 & A47
Industrial & Storage Use | Office | Roller Shutter Door |
EPC: C72 | On Site Parking | Secure Site**

£22,500 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: //:mandates.fear.lurching

Description

The property comprises two joined single storey units of part brick part stone construction with corrugated sheet roofing and concrete flooring throughout both offering a useful open plan production/storage unit.

Internally, the units provide clear and unencumbered accommodation, roller shutter door, fluorescent ceiling lights and three phase power throughout.

There is also a small Office area with kitchen, WC facilities and Car Parking for several vehicles.

Externally, the property benefits from a good sized concrete forecourt.

Accommodation

5,560 sq ft (520 sq m)

Rent

£22,500 per annum (plus VAT where applicable)

Energy Performance Certificate (EPC)

The EPC Rating is C72.

Business Rates

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

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 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 in 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

0116 233 6433

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

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