



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£39,000 Per annum

UNIT B GOODWOOD HOUSE, HACKAMORE
WAY
OAKHAM
LE15 7FS

- 3,937 Sq. Ft.
- Available immediately
- 5 Car Parking Spaces

LOCATION

This modern functional Warehouse/ Trade Counter, positioned on Hackamore Way with the surrounding area having been recently developed as a commerical estate.

Occupiers include: McDonalds, Costa Coffee and a Service Station with M&S food. Oakham is the larger of two market towns located in Rutland which boasts to be the smallest County in the UK and the A1 motorway via Cottesmore and Greetham is 6 miles to the North-East.

DESCRIPTION

A steel framed building of approx. 3,937 Sq Ft, 6.8 metre eaves and 9.0 metre ridge height having insulated cladding and roof covering finished in grey with lighting, fire alarm and securty system installed throughout. Unit B benefits from a ground floor office and separate store. To the first floor is a further office area plus canteen and WC facilities.

ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice. The GIA is 3937 sq ft (365.78 sq m)

SERVICE CHARGE INFORMATION

There will be a service charge payable for the maintenance of communal areas including accessway and parking areas.

BUSINESS RATES

The Property is yet to be seperately assessed for Business Rates. Please conatct Rutland County Council on 01572 722577 for further information.

EPC

EPC Rating - A (16). A copy of the certificate is available upon request.

TERMS

The Property is to be Let on Full Repairing and Insuring Terms. All other Terms to be agreed.

VAT

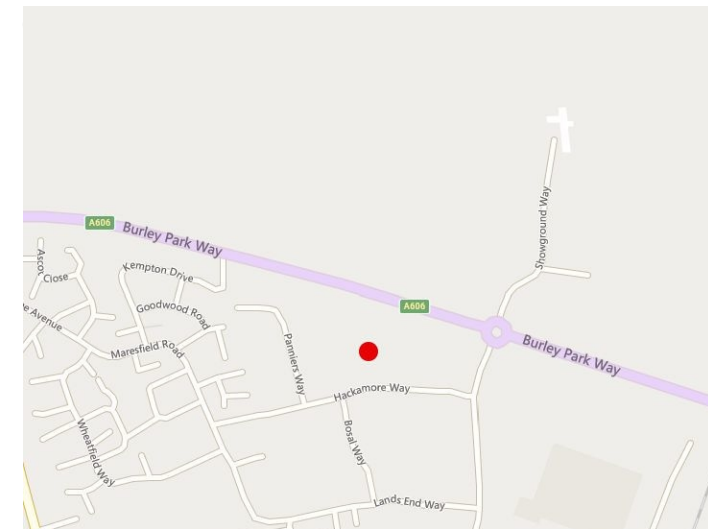
The Property is opted to tax and therefore

LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor



VAT is applicable to the Rent.





SUBJECT TO CONTRACT Disclaimer:

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