



NORTH ELEVATION



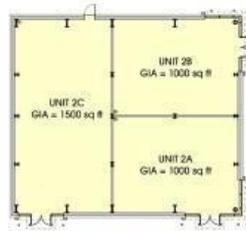
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



GROUND FLOOR PLAN



SITE PLAN



Tungsten Park Retail Panniers Way, Oakham, LE15 7US

TO LET

Various Sizes Available

- Brand new development
- A1/A3/A4 STP
- Outdoor seating area
- Units to be provided in shell condition
- Practical completion March 2022
- Delivered by award winning developer
- Car parking area
- McDonalds, Aldi, and M&S nearby

LOCATION:

The development is situated in a scenic location on the edge of Oakham. Oakham is a popular Market town in Rutland benefitting from having it's own railway station. It is well positioned in the Midlands with good access to other popular market towns, Stamford, Melton, Grantham and Uppingham. The units are to be built adjacent to the Aldi and M&S garage and will also not be far from other nearby occupiers such as McDonalds.



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Tungsten Park Retail Panniers Way, Oakham, LE15 7US

DESCRIPTION:

Three retail units forming part of a brand new roadside scheme and to be built clad from floor to roof with glazed entrances. Units are to be provided in shell condition with capped utility supplies and will benefit from having an outdoor seating area and small car park. Retail service area will also be provided.

PREMISES:

	Size (sqft)	Size (sqm)	Rent Per Annum
Unit 2A	1,000.00	92.90	£20,000
Unit 2B	1,000.00	92.90	£20,000
Unit 2C	1,500.00	139.35	£30,000

TENURE:

Leasehold

VAT:	VAT will be charged at the prevailing rate	SERVICE CHARGE:	A service charge will be levied for the upkeep and maintenance of the estate
EPC:	Available upon request.	RATEABLE VALUE:	To be assessed
VIEWING:	Strictly by appointment only	LEGAL COSTS:	Each party will be responsible for their own legal costs incurred in the transaction.

CONTACT:



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