



Starter Unit To Let

7 Station Approach, Oakham, Rutland, LE15 6QW

TO LET

- Area:** 1,516 sq. ft.
- Rent:** £20,00 per annum.
- Rates:** £5,800 p.a. Small rates relief may apply.
- Tenure:** The premises are available on fully repairing and insuring basis for a term of years to be agreed.
- Legal Costs:** Tenant to pay for landlords legal costs.
- VAT:** VAT is not applicable.
- EPC:** E.

Accommodation:

	AREA SQFT	AREA SQM
WAREHOUSE	1,016	94.39
MEZZANINE	500	46.45
TOTAL	1,516	140.84

Contact:



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Key Features:



3 Phase Power



Kitchenette



3 Car Parking Spaces



5.85m Eaves



1 Roller Shutter Door



WC

Location:

Strategically situated in Oakham, Rutland, this property is located within a well-established industrial estate, ensuring seamless connectivity. Its prime location offers close proximity to Oakham train station for efficient transportation, while the town center is easily accessible with just a 10-minute walk. Enjoying convenient access to regional market towns such as Stamford, Melton, Grantham, and Uppingham, all within a 15-mile radius, as well as nearby cities like Leicester and Peterborough within 20 miles, this property provides direct access to major motorways including the M1 and A1(M). Oakham, serving as the county capital of Rutland, enhances its appeal with a thriving business environment amidst the picturesque charm of a traditional market town.

Description:

Presenting a prime industrial unit located at 7 Station Approach in Oakham, Rutland. This modern terrace unit boasts a total Gross Internal Area (GIA) of 1,516 sq.ft., comprising a warehouse area of 1,016 sq.ft. and a mezzanine space of 500 sq.ft. The property features a single roller shutter door, complemented by WC and kitchenette facilities, 3-phase power supply, and 3 dedicated car parking spaces. With a ground floor office and WC, the unit offers convenience and practicality for various business operations. Situated within an established industrial estate, it enjoys close proximity to Oakham train station and the town centre, making it ideal for businesses seeking a modern workspace in a vibrant market town setting.