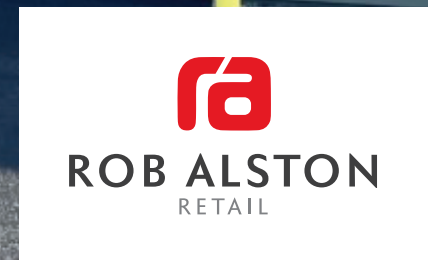


NEWLY CONSTRUCTED TRADE COUNTER/ INDUSTRIAL/RETAIL UNIT

TO LET

**3A TUNGSTEN PARK
OAKHAM, LE15 7XA**

**4,040 SQ FT UNIT ADJOINING
CANCER RESEARCH,
EASY BATHROOMS,
HOWDENS,
SCREWFIX,
TOOL STATION**



LOCATION

Tungsten Park is a newly developed 45,000 sq ft industrial/trade counter scheme comprising 13 units and existing occupiers include **Screwfix, Howdens, Tool Station, Easy Bathrooms, Cancer Research, Eden Tyres, Green Frog Storage** and **Mowbray Interiors**.

The development is located just off the A606 Oakham bypass.

The neighbouring location has seen considerable commercial development over the last few years and other nearby occupiers include **Aldi, McDonalds, Costa, M&S Food** and **Marstons Buttercross** pub.

DESCRIPTION

The property comprises a new build industrial unit of steel frame construction with barrel vaulted roof benefitting from translucent lighting, smooth clad elevations with an up and over loading door and a personal entrance with a glazed panel.

Rear fire exit, solid concrete flooring with water, electricity and waste sited internally ready for an occupier fit out.

Externally, the property benefits from 6 allocated parking spaces to the front of the unit and loading with a 17-metre yard depth.

ACCOMMODATION

GROUND FLOOR GIA - 4,040 sq ft (375 sq m)

RATING

Rateable Value £26,500.



LEASE TERMS

The property is available by way of a new 10 year full repairing and insuring lease with a single upward only rent review at the end of the fifth year.

RENTAL

£50,000 per annum exclusive.

SERVICE CHARGE

An annual service charge will be payable and this is currently approximately £0.35/sq ft.

FURTHER INFORMATION

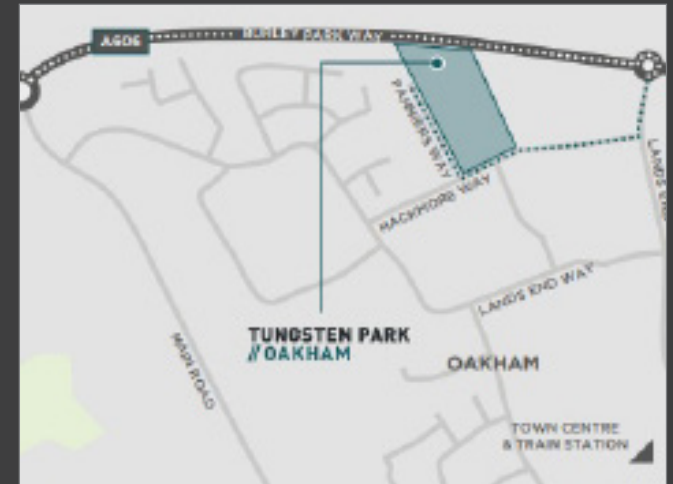
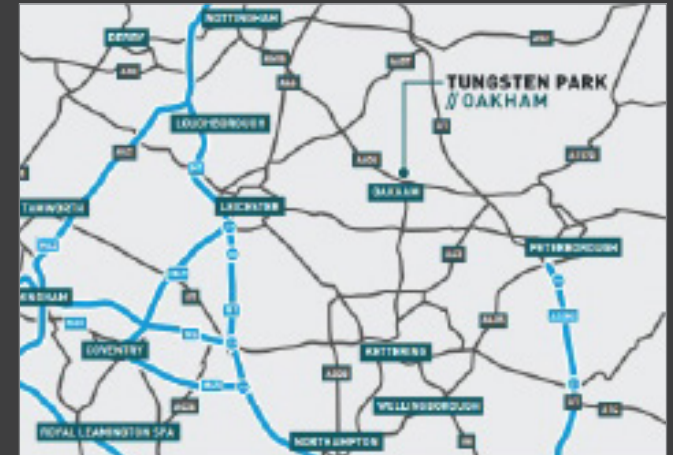
Viewing

By appointment with the joint letting agents:

Rob Alston - 07768 650446 ra@robalstonretail.com

Tom Drake - 01604 620616 tdrake@drakeandpartners.co.uk

Keith Pepperdine - 0116 6431330 office@pandfcommercial.com



MISREPRESENTATION ACT

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