

Unit 1 Woodside Farm, Ketton Road, Empingham, Rutland, LE15 8QD

Circa 3,000 Sq Ft Industrial building with offices

Rural industrial estate close to Empingham

2,250 Sq Ft production with 535 Sq Ft of Offices

Available from May 2021

Ample parking on site

Location

Woodside Farm is located between the Rutland villages of Ketton and Empingham - equidistant between Oakham and Stamford. The main A606 provides access to the A1 at Stamford which is approximately 5 miles to the East.

Oakham is the County Town of Rutland and has a population of around 11,000 which is growing. Oakham is home to Rutland Water, the largest man-made reservoir in the Country and this brings considerable tourist traffic with the Bird Fair attracting thousands of visitors annually.

Stamford is approximately 90 miles North of London and has excellent road and rail connections via the A1 and the main East Coast line. The town boasts 11 churches, 30 pubs, 20 restaurants and over 10 quality hotels and guest houses.

Property Description

The property is a portal framed former agricultural building. The accommodation is set out over the ground floor and benefits from a recently fitted glass door and entrance, there is a roller shutter still in place for security or reinstatement if required.

Accommodation

The space measures circa 3,000 sq ft and comprises a range of office and production rooms with 2 larger open production floor areas. 2 x W/C's and kitchenette.

The Main production area is around 2,250 Sq ft

The 2 offices total approximately 535 Sq Ft with ancilliary space of around 215 Sq Ft

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Terms

Offered for let on a new 5 year lease on fully repairing and insuring terms. Landlords insurance and a small service charge will apply for the upkeep of shared external areas and parking.

Rates

According to the valuation office agency the rateable value is £6,700 per annum. Interested parties should make their own enquiries for any rate relief available.

VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

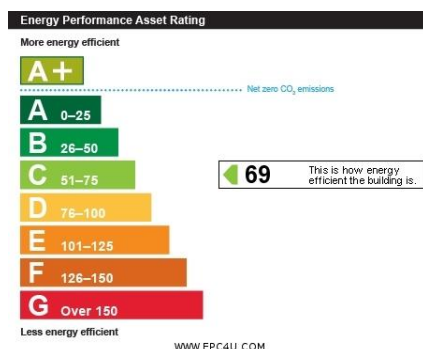
Ample on site parking for staff and visitors is available on site.

Planning

The property benefits from use classes covering B1, B2 and B8.

Other

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