



**Available To Let**

# TUNGSTEN RETAIL PARK

 Panniers Way, Oakham, Rutland, LE15 7US

Brand new development

A1/A3/A4 STP

Units from 1,000 - 1,500 Sq Ft

Delivered by award winning developer

McDonalds, Aldi, and M&S nearby

Screwfix, Howdens, and Toolstation open and trading



NORTH ELEVATION



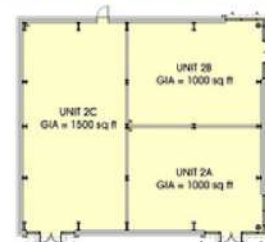
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



GROUND FLOOR PLAN



SITE PLAN





## Description:

Three retail units forming part of a brand new roadside scheme, built and cladded from floor to roof with glazed entrances.

Units are provided in shell condition with capped utility supplies and benefit from an outdoor seating area and car park. Retail service area is also provided.

## ACCOMMODATION

Unit 2A- 1,000 Sq Ft (92.90 Sq M)

Unit 2B - 1,000 Sq Ft (92.90 Sq M)

Unit 2C - 1,500 Sq Ft (139.35 Sq M)

Total 3,500 Sq Ft (can be taken as whole).





## Location: Panniers Way, Oakham, Rutland, LE15 7US

The development is situated on the edge of Oakham. Oakham is a popular Market Town in Rutland benefitting from it's own railway station with good links to Leicester, Peterborough and London further afield. It is well positioned in the Midlands being situated in between Leicester and Peterborough.

The units have been built adjacent to the Aldi and M&S garage and other nearby occupiers such as McDonalds and Costa.







## Tenure

Leasehold

## Planning

A1/A3/A4 STP

## EPC

A Rating

## Rateable Value

To be assessed

## VAT

VAT will apply at the prevailing rate

# Contact Us Today For More Information

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