

TO LET

UNIT 5 OAKHAM
FARM , FOREST
LANE, WALESBY,
NEWARK,
NOTTINGHAMSHIRE
NG22 9PF

**32,066 sq ft
2,978.93 sq m**

- Former egg packing station
- Good access to A1M.
- Large external yard area.

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LOCATION

The unit is located at Oakham Farm which is situated approximately half a mile from the village of Walesby, approximately 2 miles north east of Ollerton, 16 miles north east of Newark and 10 miles south of Retford.

Oakham Farm is located within close proximity to the A1 providing excellent network links.

DESCRIPTION

Oakham Farm was originally a large poultry farm, and comprised a complex of offices, workshops and former poultry sheds. Unit 5 is constructed from part brick and part box profile clad walls and roof with hard standing floors and melamine lined internal walls.

Unit 5 was the former egg packing station for the site and comprised a purpose built packing station and processing plant with offices, canteen, staff changing areas, WC's and is ideal for a wide variety of industrial and distribution purposes. The unit has the advantage of three self-levelling docks to the east elevation and an additional self-levelling dock to the north elevation and roller shutter door to the rear.

The unit has a large tarmac and concrete apron providing good circulation for deliveries and car parking to the front and rear.

ACCOMMODATION

Name	Size
Total	32,066 sq ft (2,978.93 sq m)

PLANNING USE

The unit benefits from Business (B1 and B1b) and Storage and Distribution (B8)

uses. Any proposed use that falls outside of these use classes will require permission from the Local Planning Authority.

TERMS

The unit is available to let on terms agreed subject to a lease in accordance with the Landlord and Tenant Act 1954, excluded from Section 24-28 of the Act.

RENT

The unit is available for £65,000 per annum.

SERVICES/SERVICE CHARGE

The unit benefits from a mains water and drainage connection and mains three phase electric supply. There is no service charge currently charged on the unit, but the Landlord reserves the right to charge a service charge.

RATEABLE VALUE

Current: £52,500

Rates Payable: £28,665

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly.

EPC

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LEGAL COSTS

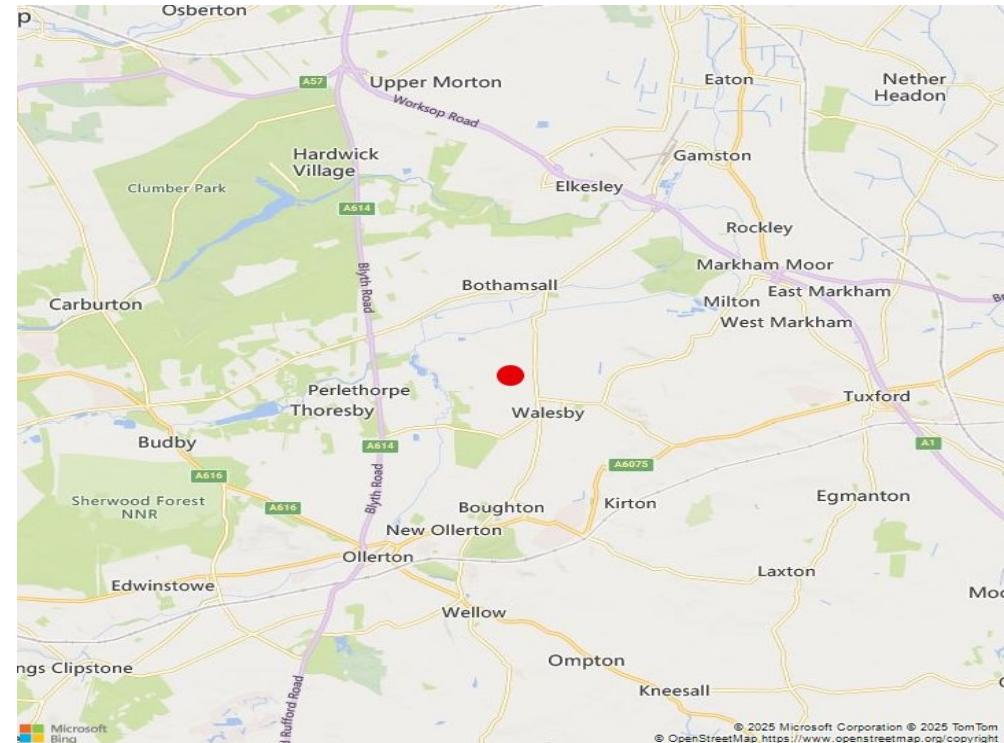
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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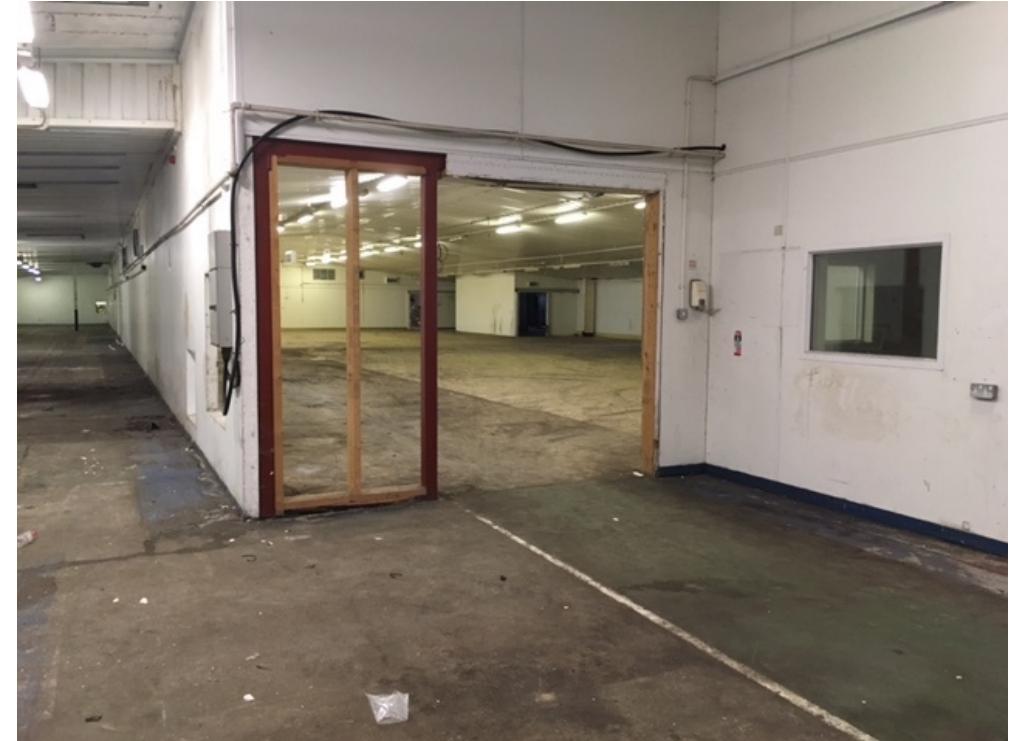
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