



Commercial Property
Specialists

Surveyors & Planners
Regulated by RICS

Established 1976

UPPINGHAM GATE

PRESTIGIOUS MODERN OFFICE DEVELOPMENT

LOCATION & SPECIFICATION

Occupying an unrivalled position adjoining the A47 on the outskirts of Uppingham, the development benefits from excellent communications to Leicester, Nottingham, Peterborough and Kettering. Uppingham Gate is a modern development of high quality offices comprising five self-contained, two-storey units constructed of brick and stone under pitched slate roofs. The development occupies a landscaped setting with ample parking.

The buildings provide 2 storey open plan space; excellent natural lighting; fully accessible raised flooring; suspended ceilings with recessed lighting; male and female w/c's on each floor; air-conditioning.

ACCOMMODATION

- 1c** Ground floor - 2,450 sq. ft
- 1c** First floor - 2,452 sq. ft.
- 1d** First floor - 1,233 sq. ft.
- 1e** Ground floor - 2,655 sq. ft.
- 1e** First floor - 2,655 sq. ft.

TENURE

Premises are available for sale or to let.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

FOR SALE/TO LET

RENT/PRICE

- 1c** Ground floor - £32,500 pa + vat
- 1c** First floor - £32,500 pa + vat
- 1c** - £65,000 pa + vat or £785,000 + vat
- 1d** First floor - £16,500 pa + vat
- 1e** Ground floor - £35,500 pa + vat
- 1e** First floor - £35,000 pa + vat
- 1e** - £70,000 pa + vat or £850,000 + vat

* Note a Service Charge based on floor space is applicable.

RATES

- 1c** - Rateable Value: £47,250
Rates Payable: £20,459 (2011/12)
- 1d** - Rateable Value: £12,000
Rates Payable: £5,196 (2011/12)
- 1e** - Rateable Value £54,500
Rates Payable: £23,598 (2011/12)

Source – Valuation Office

Phase II

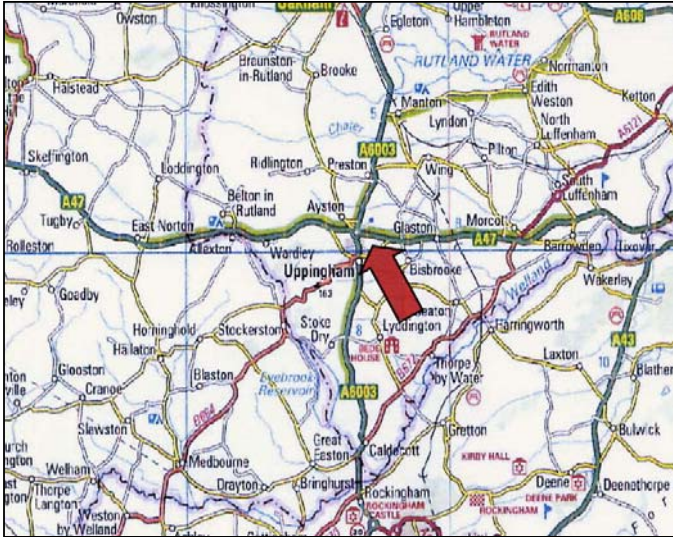
The adjoining site for Phase II is capable of accommodating 13,000 sq. ft. of further accommodation, suitable for a wide range of commercial uses and can be acquired freehold or as a design and build opportunity.

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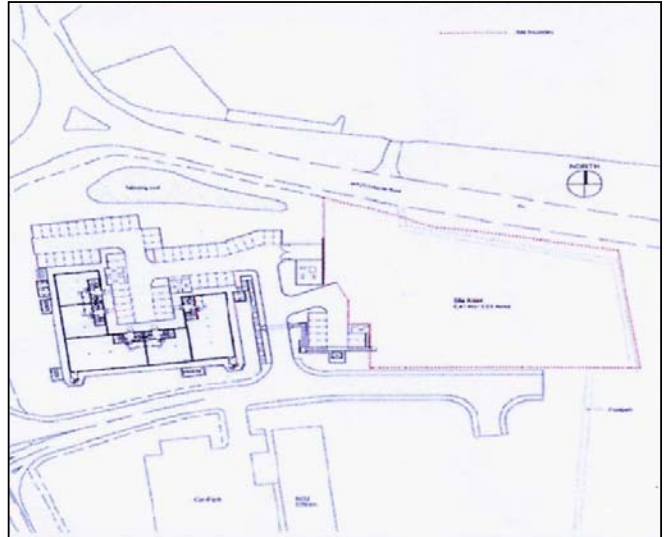
Partners : Justin Fowler MRICS, John Tookey MRTPI.

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Uppingham Gate

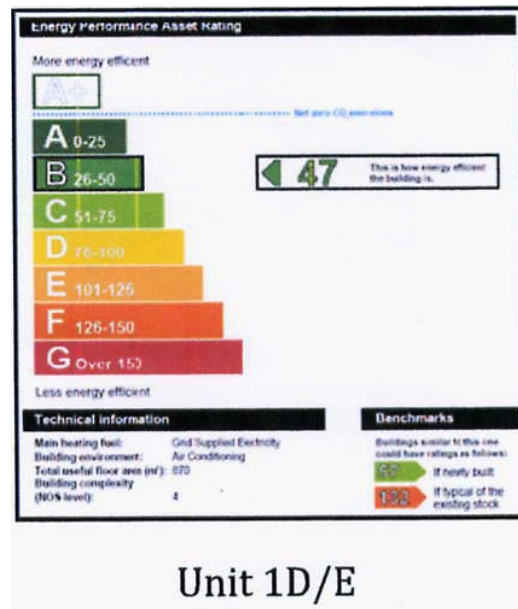
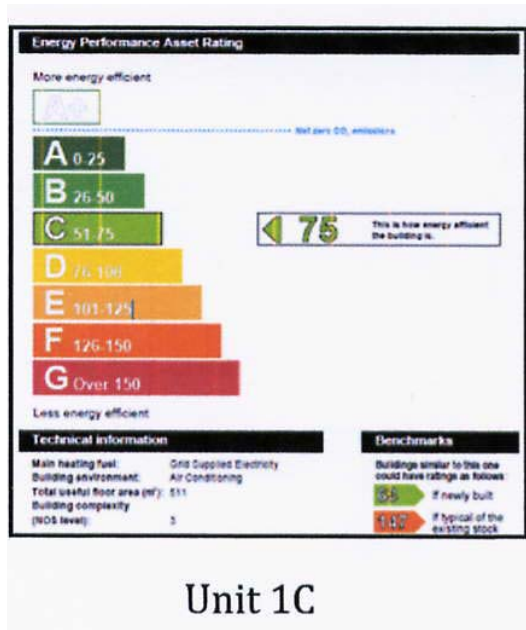


LOCATION PLAN



SITE PLAN

EPC RATINGS



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