

FOR SALE TO LET



Office Villages



UPPINGHAMGATE



A prime location with high quality office space from 104 SQ M to 2,799 SQ M (1,118 SQ FT to 30,130 SQ FT)

unrivalled working environment for business

location

Uppingham is an attractive market town centrally located in the UK, within the County of Rutland.

The town's communication links put it within easy striking distance of Peterborough, Leicester, Corby and the market towns of Oakham, Stamford and Kettering, making it an excellent location for employment.

The two famous public schools in Uppingham and Oakham combined with the quality of the town and the surrounding areas provide an ideal location for both living and working.



Uppingham	Distance (miles)
Stamford	12
Peterborough	24
Leicester (Junction 21 of M1)	24
Leicester City	21.5
Kettering (A14)	15
Corby	8.5
Oakham	6
A1 (Wanstead)	15

Source: www.rac.co.uk



the development

Uppingham Gate Office Village will comprise 2,799 sq m (30,130 sq ft) NIA high quality “own front door” style flexible office accommodation in eight individual buildings.

specification

Each building will provide the following specification:

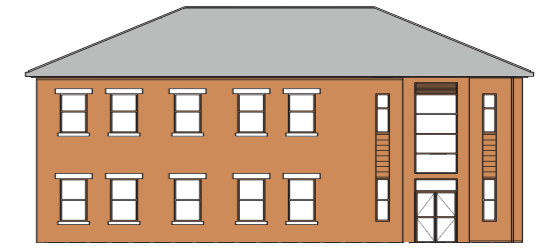
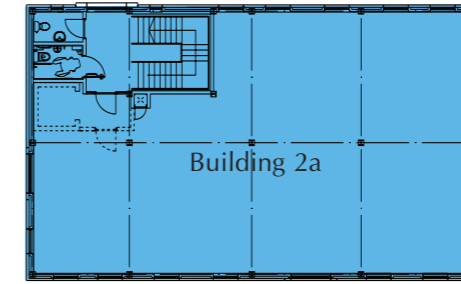
- Two storey with clear floorplates
- Fire alarm installed
- Kitchen points on each floor
- Internal risers
- Double glazed sealed windows
- Raised floors
- Clear ceiling heights of 2.7 metres
- Carpeting allowance available
- Air Conditioning as standard
- Lifts installed (Buildings 1E and 3A)
- 114 no. car spaces (1 space to 24.5 m²)
- Individual marked parking spaces for each unit.
- Male, female and disabled wc's on each floor
- Suspended ceilings with recessed lighting



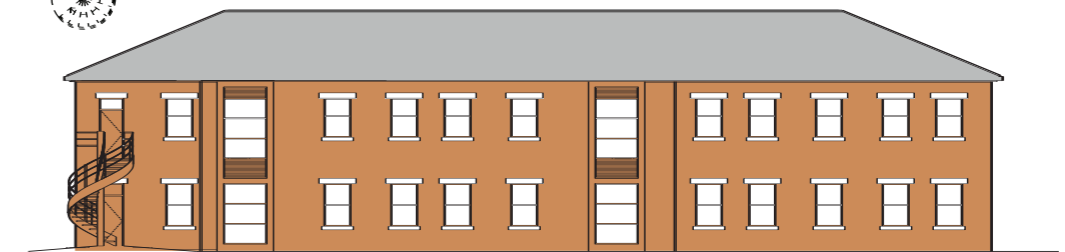
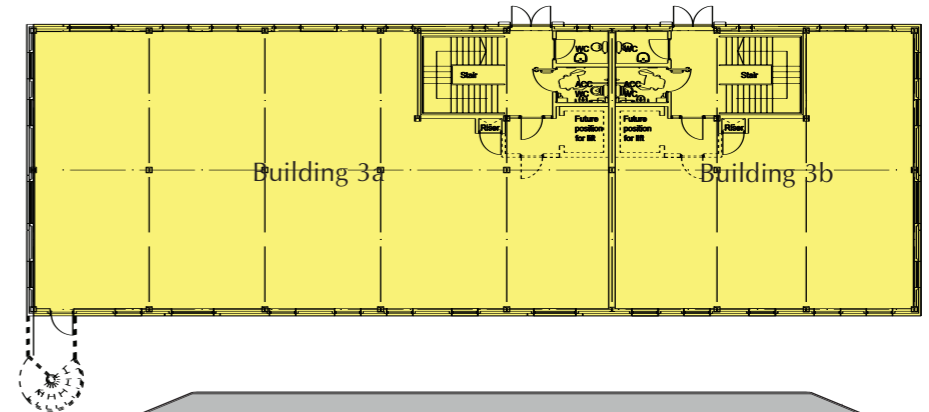
Site plan

Phase 2 Buildings 2 and 3

indicative floor plans



Building	Floor	sq ft	sq m	Car Spaces
2a	Ground Floor	2,222	206.45	
	First Floor	2,225	206.71	
	Total	4,447	413.14	16

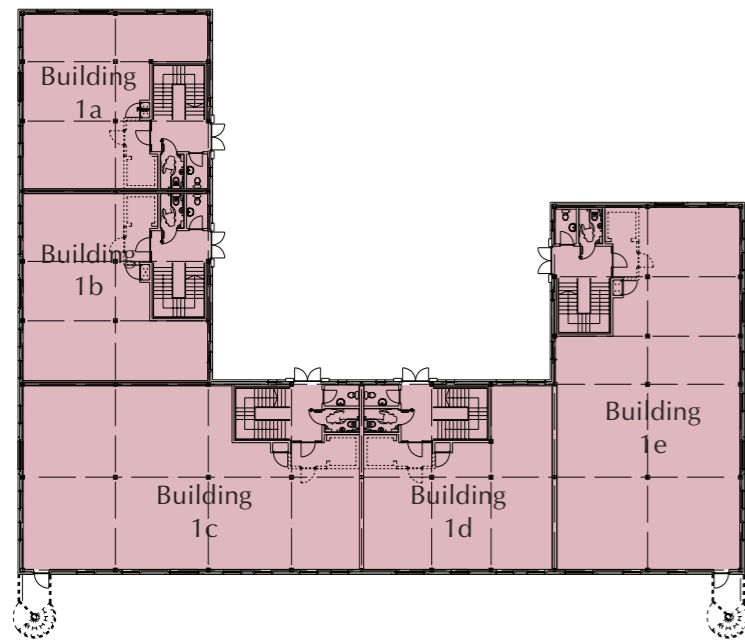


Building	Floor	sq ft	sq m	Car Spaces
3a	Ground Floor	2,843	264.08	
	First Floor	2,845	264.34	
	Total	5,688	528.43	19
3b	Ground Floor	1,320	122.6	
	First Floor	1,322	122.86	
	Total	2,642	245.45	10

*There are an additional 7 accesible car spaces for use in common.

Phase 1 Building 1

indicative floor plan



Building	Floor	sq ft	sq m	Car Spaces
1a	Ground Floor	1,117	103.78	
	First Floor	1,120	104.04	
	Total	2,237	207.82	9
1b	Ground Floor	1,221	113.47	
	First Floor	1,224	113.72	
	Total	2,445	227.15	10
1c	Ground Floor	2,450	227.59	
	First Floor	2,452	227.84	
	Total	4,902	455.41	16
1d	Ground Floor	1,230	114.28	
	First Floor	1,233	114.54	
	Total	2,463	228.82	9
1e	Ground Floor	2,652	246.4	
	First Floor	2,655	246.66	
	Total	5,307	493.04	18



Note:

Planning permission has been granted for Phase 2, however, changes can be made to suit your specific requirements.

situation

The site is situated on Ayston Road, just to the North of Uppingham Town Centre, within a few metres of the A47.

The A1 is within easy reach via the A47 at Wanstead as is the M1 in Leicester and the A14 just to the south in Kettering.

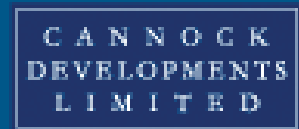
The development therefore allows for easy access to the amenities of Uppingham Town Centre (2 minute drive) plus a traffic jam free environment for commuters.



terms

Buildings are available for sale on a freehold basis or by way of new full repairing and insuring leases. Further details are available on application.

The development is being carried out by Cannock Developments and marketed by OVL.



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Misrepresentation Act

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