



Portfolian House

30 Melton Road, Oakham, Rutland, LE15 6AY

**A range of exceptional office spaces
to let**

4 to 6 Desks

- Flexible agreements - 12 month rolling
- Support packages for additional services available
- 1 parking space available per tenant
- Offices from £750 PCM inclusive

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Summary

Available Size	4 to 6 Desks
Rent	£750 per month
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

Serviced offices providing private offices, hot desks, meeting rooms and access to core business services. A creative and innovative space that nurtures new ideas and provides the tools to get businesses off the ground and help them to thrive, all housed in a modern and productive setting, a go-to centre for entrepreneurs. Supporting existing, fledgling and start-up businesses jumpstart their companies, by offering cost-efficient and flexible office space and services and access to professional coaching and mentoring. With a key focus on supporting local companies to develop a strong foothold in the local economy and encourage a collaborative approach to working.

Location

A prime location close to the railway station and within walking distance to the main shopping promenade of this popular market town. National chains including Costa Coffee (opposite), Boots and HSBC and Barclays banks are represented, along with an abundance of local shops, restaurants and bars. The prestigious Oakham School is within 50 metres of the property.

Oakham is the County capital of Rutland, the smallest County in the UK. Well positioned in the Midlands close to the A1 at Greetham/Stretton with good access to other regional market towns: Stamford, Melton, Grantham and Uppingham, all within 15 miles. Nearby cities include Leicester and Peterborough, within 20 miles, giving access to M1 and A1(M).

Accommodation

Name	sq ft	sq m	Availability
Unit - First and second floor offices	340	31.59	Available
Total	340	31.59	

Viewings

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

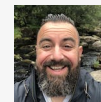
Terms

Lease terms are largely flexible, with rolling 12 month agreements available.

Accommodation



Viewing & Further Information



Ben Freckingham

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All offices are fully equipped with tables chairs and additional storage.

There are currently 3 vacant office spaces available

2 smaller ones 2-4 persons - £750 pcm inclusive of all utilities excluding phone

1 larger space - 6-8 persons - £1000 pcm inclusive of all utilities excluding phone.

All rates are plus VAT

Services

Call Handling: £100 per month, plus 10p per call

Mail Handling: £75 per month, based on up to 150 items per month. Additional items charged at 10p per item. Postage is charged per item.

Client Greeting: Free of charge

Ad Hoc Administration (photocopying, shredding). £50 per month

Bookkeeping: price on application, depending on needs.

Marketing or HR Support: price on application, depending on needs.

Networking/Coaching: done through Trusted Team

Outings

Office unit rents will exclude the rates, however all offices will qualify for small business rate relief, so all smaller single location business users should benefit from full rates relief

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.

Parking Notes

A single car parking space will be available per office tenant - the property is located next to a large public car park, were daily/weekly/monthly parking tariffs are available.