



## Portfolian House

30 Melton Road, Oakham, Rutland, LE15 6AY

### 2 Offices in a Serviced Office Hub

**Peleton Office available for day rate or part week occupation.**

**2 to 4 Desks**

- Flexible agreements - 12 month rolling
- Support packages for additional services available
- Limited Parking available
- Offices from £450 PCM inclusive
- Communal Kitchen, Wc Facilities.
- Meeting Room available for separate hire.

# Portfolian House, 30 Melton Road, Oakham, Rutland, LE15 6AY

## Summary

<b>Available Size</b>	2 to 4 Desks
<b>Rent</b>	£750.00 per month
<b>Business Rates</b>	Rates are in addition to the rent. Small business rate relief will be available to qualifying offices.
<b>Car Parking</b>	1 Space is available for the Eschelon office
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Serviced offices providing private offices, hot desks, meeting rooms and access to core business services.

## Location

A prime location close to the railway station and within walking distance to the main shopping promenade of this popular market town.

Oakham is the County capital of Rutland. Well positioned in the Midlands close to the A1 with good access to regional market towns: Stamford, Melton, Grantham and Uppingham, all within 15 miles.

## Accommodation

Name	sq ft	sq m	Rent	Availability
Unit - Peleton Office	170	15.79	£450 /month	Available
Unit - Echelon Office	255	23.69	£750 /month	Available
<b>Total</b>	<b>425</b>	<b>39.48</b>		

## Viewings

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

## Terms

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

## Accommodation

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

There are currently office spaces available for 2-4 people - £750 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

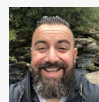
Bookkeeping: price on application, depending on needs.

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

Networking/Coaching: done through Trusted Team



## Viewing & Further Information



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