



## Suite 23c, Oakham Enterprise Park, Ashwell Road, Oakham, LE15 7TU

- \* GF Office at Oakham Enterprise Park
- \* Self Contained with 3 rooms plus the Kitchen and Wc.
- \* Access 24/7
- \* Ample Parking
- \* High Speed Broadband available

## Location

These Ground Floor offices are in the former Medical block and are self contained. Access 24/7

Oakham Enterprise Park is approximately 3 miles outside Oakham with excellent road links via the A606 to the A1 and to the M1 Junction 21 at Leicester approximately 25 miles away. The Enterprise Park comprises around 100 business units and is now almost completely let. The population of Oakham (10,920 according to the 2011 census) is growing and being the County Town of Rutland, Oakham is expanding and the nearby Rutland Water Reservoir attracts thousands of visitors annually.

## Description

Single storey brick built building near the entrance to the site.

## Accommodation

With a total Square Footage of 860 Sq Ft the office has both access off the communal corridor within Building 23 or directly to the outside from the main office. The office has the main room of 10.14m x 2.89m off which are 2 smaller offices (Circa 3.24 x 2.55 each). The Kitchen is 4.96m x 3.24m and provides Welfare as well as the Kitchen area. There are private Wc's contained within the office.

## Amenities

There is an on site cafe which serves the Business Park and visiting trade.

## Services

We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent. High speed broadband is available (we understand in excess of 100mb ps) subject to an additional charge to the supplier. Gas, Water and Electricity are separately metered and charged quarterly as a percentage of the whole charge for building 23. Estimated annual charge of circa £1,500 variable.

## Service Charge

There is a service charge covering the maintenance and repairs of common areas on the estate and this has been set at £1,000 + VAT for the current year.

## Terms

A new FRI lease will be prepared with rent set at £7,500 plus VAT for a 5 year lease with a rolling 6 month break clause available after the initial 12 month period. There will be a rent review at the end of year 3. A three month rent deposit will be held for the period of the lease. References will be required.

## Rates

The VOA website shows the RV to be £4,150. Qualifying businesses should be able to claim 100% relief against the business rates. All enquiries should be made to Rutland County Council Rates Department for clarification.

## VAT

We are advised that VAT will be chargeable on the Rent, Service charge and legal/admin costs contribution required.

## Legal Costs

Both Parties will be responsible for their own legal costs but please note the £350 contribution to the Council's Admin fees

## Viewing

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

## Parking

There is ample parking on the Estate for Staff and Visitors. Parking is not specifically allocated.



## Contact Details

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[www.pandfcommercial.com](http://www.pandfcommercial.com)

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