



Workshop 10

Oakham Enterprise Park, Ashwell Road, Oakham, LE15 7TU

**1,994 Sq ft Warehouse/Leisure unit
formerly a gym with parking at
Oakham Enterprise Park**

1,994 sq ft
(185.25 sq m)

- 1,994 Sq Ft Open Plan Unit
- 5.24m Eaves and 7.31m Ridge
- Ladies and Gents Changing Rooms with Wc's
- Kitchenette area
- Parking and/or outside space
- Adjoining Storage area also available
- Available immediately

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Summary

Available Size	1,994 sq ft
Rent	£12,950 per annum Plus Service Charge and Utilities
Rateable Value	£8,300
Service Charge	£1,053 per annum For the current year
VAT	Applicable
Legal Fees	Tenant will contribute £350 + VAT towards the Landlords Administration costs
EPC Rating	D (80)

Description

Steel portal framed building with part solid and part steel clad walls. Steel Clad roof and the brick and tiled single storey extension houses the changing rooms and Wc's. Main area is open plan, approximately 13.76m x 11.87m with 5.24m Eaves and 7.31m Ridge. There is outside space which could accommodate approximately 4 cars or additional storage as there is parking within the development.

Location

Situated within Oakham Enterprise Park, 2 miles from Oakham Town centre

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service Charge	Availability
Ground - Workshop/Former Gym	1,994	185.25	£12,950 per annum	£1,053 /annum	Available
Total	1,994	185.25			

Specification

There is no formal heating system. Double doors to entry. No roller shutter doors. Level Concrete floor.

Viewings

Viewing by arrangement with the Agents 01664 431330 or by email: office@pandfcommercial.com

Terms

A new 5 year FRI lease will be created with 3 yearly reviews. A 3 months rental deposit will be required with rent paid either monthly or quarterly in advance by direct debit. References will be required. A rolling break clause is within the lease which can be exercised after an initial 12 month period by giving 6 months notice.

Services

We are advised that mains water and electricity 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. Utilities are charged quarterly in addition.



Viewing & Further Information



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