



## 23b Suite 5

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

**A ground floor office with inner  
store room for £2,495 per annum  
plus VAT**

**205 sq ft**  
(19.05 sq m)

- Ground Floor 2 - 3 person office
- Self Contained
- Communal Kitchen and Wc's
- Communal Meeting Room available by appointment
- Favourable lease terms with rolling 6 month Notice after initial 12 months
- Please Note: Some of the worktops shown in the pictures may not remain

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## Summary

<b>Available Size</b>	205 sq ft
<b>Rent</b>	£2,495 per annum Plus VAT, Service Charge and Utilities
<b>Rateable Value</b>	£1,425 As per the VOA Website 2023 Valuation
<b>Service Charge</b>	£425 per annum
<b>Car Parking</b>	Ample Parking for Staff and Visitors
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs. Note: There is a £350 + VAT contribution to the landlords Administration costs
<b>EPC Rating</b>	D (91)

## Description

A self contained office in a detached building close to the entrance to the Business Park and near to the on-site Cafe'

## Location

Oakham Enterprise Park is approximately 3 miles outside Oakham with excellent road links via the A606 to the A1 and to the M1

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Self Contained Office	170	15.79	Available
Ground - Internal Store Room	35	3.25	Available
<b>Total</b>	<b>205</b>	<b>19.04</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

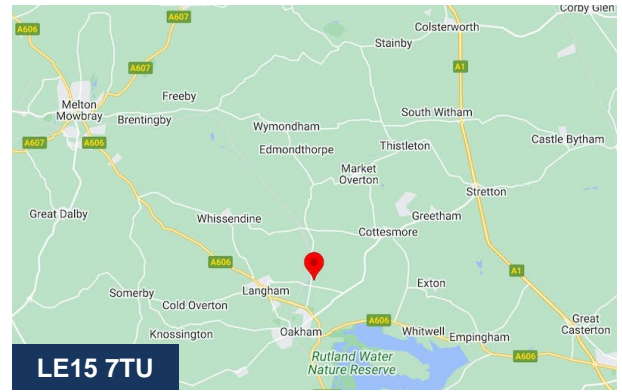
The office is available at a rent of £2,495 per annum + VAT. A new FRI lease will be prepared with usual terms for a 5 year lease with a rolling 6 month break clause available after the initial 12 month period. A three month rent deposit will be held for the period of the lease. References will be required.

There is a service charge for the maintenance of the external and communal areas which for the first year has been set at £425 + VAT for office 5. There is also a £350 rental admin charge payable on commencement of lease.

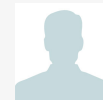
## Services

We are advised that all mains 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 metered and divided between the tenants in 23b. Tenants should expect the monthly cost to be in the region of £40 for Office 5



## Viewing & Further Information



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