



Unit 22 - Suites 1, 3 and 4

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

**A selection of ground floor Office space also suitable for treatment rooms or storage and distribution.
£2,250 Per Annum Plus VAT each**

138 sq ft
(12.82 sq m)

- Ground Floor Space
- Close to entrance to OEP. Visible Location.
- Detached building. 5 other occupants
- Shared Kitchen and Wc Facilities
- Flexible lease terms
- Ample on site parking for staff and visitors

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Summary

Available Size	138 sq ft
Rent	£2,250 per annum Plus VAT, Service Charge and Utilities
Rateable Value	£1,025
Service Charge	£295 per annum
Car Parking	Ample parking for staff and visitors
VAT	Applicable
Legal Fees	£350 + VAT admin charge payable on commencement of lease
EPC Rating	C (59)

Description

Oakham Enterprise Park is approximately 3 miles outside Oakham and No 22 is situated directly opposite the main entrance. No 22 is a detached building and is self sufficient with all staff welfare facilities including recently fitted kitchen and ladies and gents w/c's. Within OEP there is a Café outlet which is well used by the occupants of the business park and there is on-site security with CCTV cameras which are monitored.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service Charge	Availability
Ground - Suite 1	138	12.82	£2,250 per annum	£295 /annum	Available
Ground - Suite 3	138	12.82	£2,250 per annum	£295 /annum	Available
Ground - Suite 4	138	12.82	£2,250 per annum	£295 /annum	Available
Total	414	38.46			

Specification

Each Suite has a window and measures approximately 4.48m x 2.91m.

Viewings

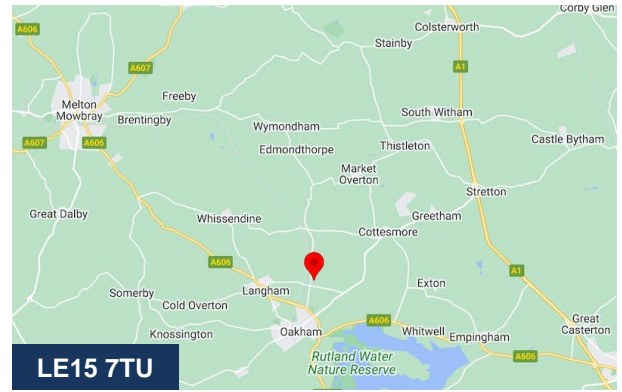
Viewing by prior arrangement with the agents Tel: 01664 431330 or Email: office@pandfcommercial.com

Terms

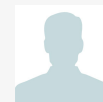
Rents are £2,250 per annum + VAT. A new 5 year lease with a rolling 6 month break clause available after the initial 12 month period. A three month rent deposit will be required upon signing the lease. The service charge is paid quarterly in advance. There is also a £350 + VAT admin charge payable on commencement of lease. Utilities are charged in addition, estimated charge for 2023 is £35 per month.

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.



Viewing & Further Information



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