



23b - Suite 1

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

Ground Floor Office within Building

23b at Oakham Enterprise Park.

Rent £2,250 + VAT

226 sq ft

(21 sq m)

- 226 Sq Ft with internal window to corridor and light tube for natural light
- Ample Power sockets
- Close to the entrance to OEP
- Favourable Lease terms with Rolling break clause
- Ideal storage and distribution unit with office facilities
- Communal Kitchen and Wc's plus Meeting room

23b - Suite 1, Oakham Enterprise Park, Ashwell Road, Oakham, LE15 7TU

Summary

Available Size	226 sq ft
Rent	£2,250 per annum Plus VAT, Service Charge and Utilities
Rateable Value	£1,675 As per the VOA website April 2023 Valuation
Service Charge	£395 per annum Plus VAT
Car Parking	Ample Parking for staff and visitors on site
VAT	Applicable
Legal Fees	Each party to bear their own costs. Please Note: There is a £350 + VAT contribution to the Landlords Administration cost
EPC Rating	D (91)

Description

Ground Floor office with excellent access points for deliveries and collections.

Location

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

Accommodation

The Office measures approximately 4.21m x 4.99m (13'8" x 16'3")

Name	sq ft	sq m	Availability
Ground - Self Contained	226	21	Let
Total	226	21	

Viewings

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

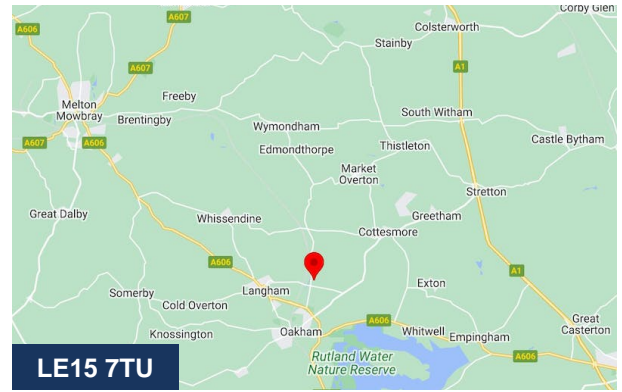
Terms

The unit is available at a rent of £2,250 per annum + VAT. A new 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 required upon signing the lease. Rent is paid monthly in advance.

There is a service charge for the maintenance of the external and communal areas which for the first year has been set at £395 + VAT for office 1. 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 1



Viewing & Further Information



Keith Pepperdine

01664 431330

keith@pandfcommercial.com