



Lyndon Suite

The King Centre, Barleythorpe, Oakham, LE15 7WD

**286 Sq Ft 3/4 person Office in the
King Centre Oakham**

**Rent £6,440 + VAT All inclusive of
Service charge and Utilities**

286 sq ft
(26.57 sq m)

- 286 Sq Ft Office rent £4,250 + VAT Per annum
- Service Charge £2,190 + VAT per annum
- Fully Managed Office Complex
- Manned Reception and on-Site communal areas
- Ample parking for staff and visitors
- Available 1st May 2024

Lyndon Suite, The King Centre, Barleythorpe, Oakham, LE15 7WD

Summary

Available Size	286 sq ft
Rent	£4,250.00 per annum Plus VAT
Rateable Value	£4,200
Service Charge	£2,190 per annum Plus VAT
Car Parking	Ample Parking for staff and Visitors
VAT	Applicable
Legal Fees	Each party to bear their own costs. Please Note: There is a £350 + VAT contribution to administration fees payable by the tenant.
EPC Rating	C (52)

Description

The Lyndon Suite is well positioned being situated on the ground floor to the front of the building. There is a manned reception desk which operates between 9am to 5pm Monday to Friday to service the 31 individual offices. The reception service will include the ability to transfer incoming calls to the main line to individual offices. There is also an area for meeting and greeting clients.

Location

The Business centre is approximately 1.2 miles from the market square in Oakham which is a popular Market town and boasts to be the County capital of Rutland, the smallest County in the UK. Rutland is home to Rutland Water, popular for locals and tourists for cycling, fishing, bird watching and walking.

Accommodation

The accommodation is rectangular, has 3 windows and measures 7.42m x 3.58m and comprises the following areas:

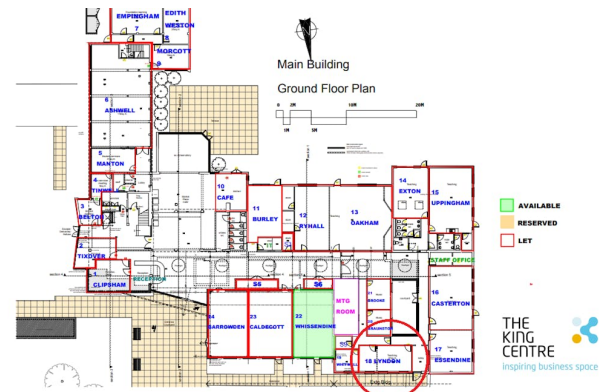
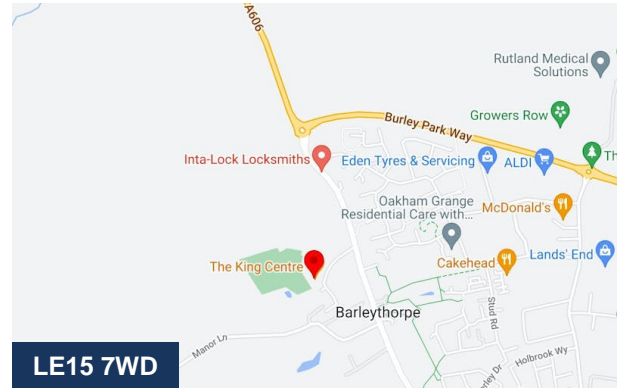
Name	sq ft	sq m	Availability
Ground - office	286	26.57	Available
Total	286	26.57	

Terms

Rental Level for the Lyndon Office is set at £4,250 per annum plus VAT and Service Charge. A rent deposit equal to 3 months' rent will be required. A service charge of £7.66 per square foot per annum plus VAT is applicable for the current year equating to £2,190 per annum plus VAT. This covers Buildings Insurance, High Speed Broadband, Reception Services including basic Admin support, Light, Heat, CCTV, access control & linked alarm system and parking. This will equate to a combined rental level for the Office of £6,440 + VAT per annum.

Business Rates

Rates are additional to the rental package. The Rateable value of the office is £4,200 per annum. Most small businesses will qualify for small business rate relief and therefore no rates will be payable. However, interested parties should make their own enquiries of Rutland County Council in this regard.



Viewing & Further Information



Keith Pepperdine

01664 431330

keith@pandfcommercial.com