



The King Centre, Oakham

Main Road, Barleythorpe, Oakham, LE15 7WD

Ground Floor Offices available in The King Centre, Oakham

**Rent from £6,950 to £7,250 Plus
Service charge and VAT**

573 to 589 sq ft
(53.23 to 54.72 sq m)

- Whitwell Suite - 109 Sq Ft - Under Offer
- Whissendine Suite - 573 Sq Ft - £11,350 + VAT per annum inclusive
- Ryhall Suite - 589 Sq Ft - £11,850 + VAT per annum inclusive
- Manned Reception and on-Site Cafe.
- Parking and 24/7 access

The King Centre, Oakham, Main Road, Barleythorpe, Oakham, LE15 7WD

Summary

Available Size	573 to 589 sq ft
Rent	£1,750 - £7,250 per annum + VAT and Service charge
Business Rates	To be reassessed as all are being divided from larger offices. Small Business Rate relief will be available for qualifying tenants.
Service Charge	As per schedule below
Car Parking	Unallocated Communal Parking
VAT	Applicable
Legal Fees	Each party to bear their own costs. Note the £350 + VAT Admin Fee payable by the tenant
EPC Rating	C (52)

Description

These offices are within the serviced office complex at The King Centre, which is approximately 1.2 miles from the market square in Oakham, the County capital of Rutland and adjoin open fields. There is a manned reception desk which operates between 9am to 5pm Monday to Friday to service the 31 individual offices along with the on-site Cafe'. The Offices are on the ground floor and available from August 2024

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service charge	Availability
Ground - Whissendine	573	53.23	£6,950 /annum	£4,400 /annum	Available
Ground - Ryhall	589	54.72	£7,250 /annum	£4,600 /annum	Available
Total	1,162	107.95			

Terms

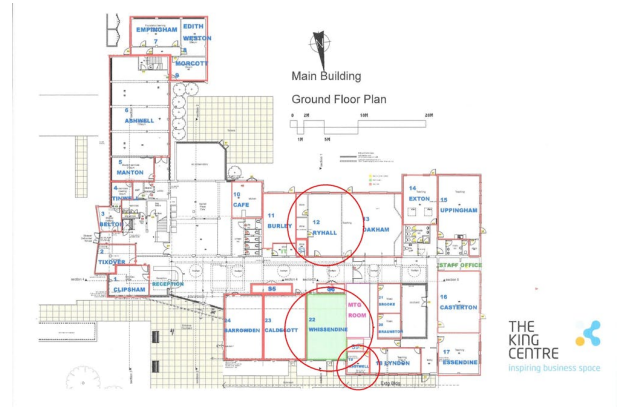
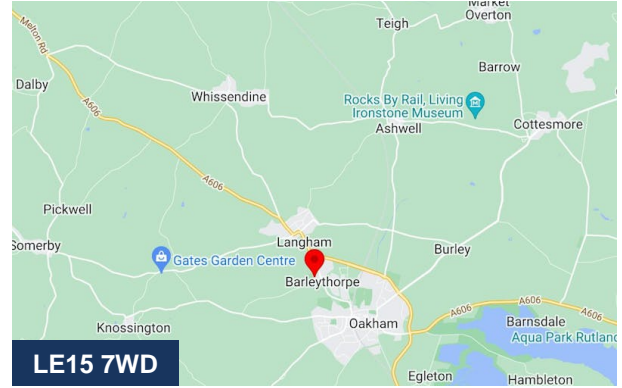
A New 5 year lease will be prepared with a 3 year review. Notice can be served to break the lease by giving 6 months notice any time after the first anniversary of the lease start. Rent is paid monthly or quarterly in advance. A rent deposit equal to 3 months' rent will be required. Financial References will be required. Service charge quoted is set for the first year and is reviewed annually.

Service Charge

The Service charge covers Buildings Insurance, High Speed Broadband, Reception Services including basic Admin support, Light, Heat, Communal Cleaning/Refuse, CCTV, access control & linked alarm system and parking. Tenants responsible for their own telephone services

Business Rates

Rates are additional to the rental package. Qualifying small businesses will be entitled to small business rate relief. Interested parties should make their own enquiries of Rutland County Council in this regard



Viewing & Further Information

Keith Pepperdine

01664 431330

keith@pandfcommercial.com