



Unit 16a - Suite 17

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

**Secure Self-Contained office
suitable for 2 people**

160 sq ft
(14.86 sq m)

- Suite 17 - £2,250 + VAT per annum plus Service Charge and Utilities
- First Floor Office
- 5 year lease with 6 months' notice to exit at any time after an initial 12 months
- Ample parking for staff and visitors directly outside the property

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Summary

Available Size	160 sq ft
Rent	£2,250 per annum
Rateable Value	£1,200
Service Charge	£350 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs. Please note the £350 + VAT contribution to the Council's Admin fees.
EPC Rating	C (67)

Description

Located within Unit 16a, suite 17 is a 2/3 person office approximately 160 Sq Ft and is located on the first floor, with shared kitchen and w/c facilities. There is a communal meeting room which can be pre-booked by existing tenants for large gatherings or conferences.

Location

Unit 16a is located on Oakham Enterprise Park which is approximately 3 miles outside Oakham. What 3 words - lines-beaten-vented.

Viewings

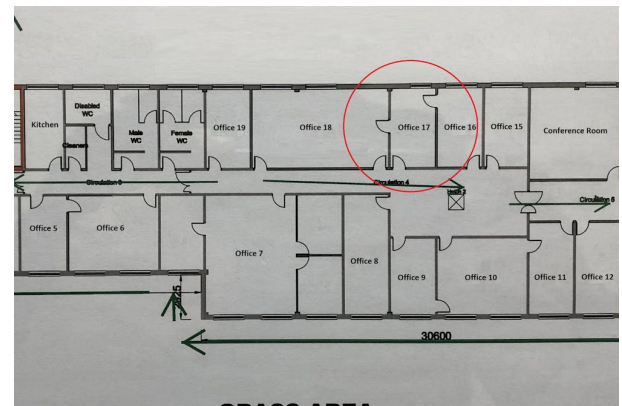
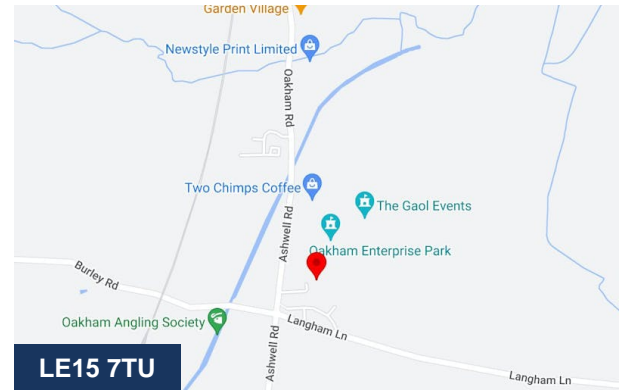
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

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 charged in addition charged quarterly. Tenants should budget for circa £35 pcm variable.

Terms

The offices are available with rent set at £2,250 + VAT. A new FRI lease will be prepared with usual terms for a 5 year lease with a 3 year review and 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. Utilities are paid in addition and tenants should budget for circa £35 per calendar month.



Viewing & Further Information

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