



Suite 16a - 18

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

**Open Plan 495 sq ft office on
Oakham Enterprise Park**

Rent £5,950 per annum Plus VAT

495 sq ft
(45.99 sq m)

- 495 Sq Ft Suite with 2 entrance doors
- Rent £5,950 + VAT, service charge and Utilities
- New lease with rolling 6 month break clause after 12 months
- Communal Kitchen and WC's
- Ample parking for staff and visitors

Suite 16a - 18, Oakham Enterprise Park, Ashwell Road, Oakham, LE15 7TU

Summary

Available Size	495 sq ft
Rent	£5,950 per annum
Rateable Value	£3,700 Small Business Rates Relief could apply
Car Parking	Parking is located to the front of the offices, with ample space for staff and visitors.
VAT	Applicable
Legal Fees	Each party to bear their own costs. Please note the £350 + VAT contribution to the Council's Admin fees
Estate Charge	£800 per annum
EPC Rating	C (67)

Description

Located within Unit 16a which was the former administration building. Office 18 is on the first floor

Location

Oakham Enterprise Park is approximately 3 miles outside Oakham with excellent road links via the A606 to the A1 and to the M1 Junction 21 at Leicester approximately 25 miles away. The Enterprise Park comprises around 100 business units and is now almost completely let.

Accommodation

Office measures 8.9m x 5.15m (28'10" x 16'9") Shared first floor Kitchen, ladies and gent's w/c's A meeting room within the building can be reserved with the site manager

Name	sq ft	sq m	Availability
1st - Open Plan Office	495	45.99	Available
Total	495	45.99	

Viewings

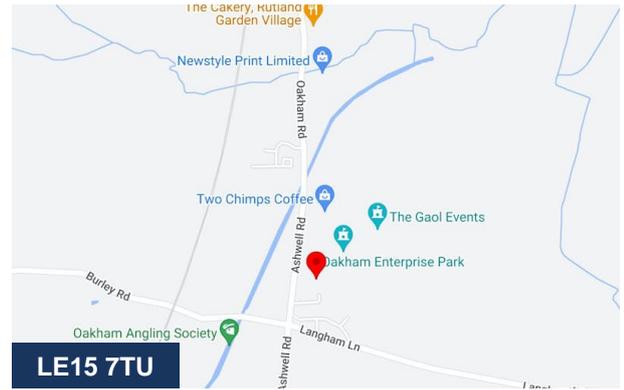
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email: office@pandfcommercial.com

Terms

The offices are available at a rent of £5,950 per annum + VAT. A new Internal repairing lease will be prepared with usual terms for a 5 year lease with a 3 year review and with a rolling 6 month break clause available after the initial 12 month period. A three month rent deposit will be held for the period of the lease. References will be required. There is an Estate Service charge which is currently £800 per annum and also a £350 + VAT 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. Ingoing tenants will make their own arrangements on this regard. Gas, Water and Electricity are metered and divided between the tenants in 16a. Tenants should expect the monthly cost to be in the region of £95 for Office 18



Viewing & Further Information

Keith Pepperdine

01664 431330

keith@pandfcommercial.com

Luke Owen

01664 431330 | 07542 782605

Luke@pandfcommercial.com

