



6 Lands End Way

Oakham, LE15 6RF

First Floor Open Plan Office in Oakham

Rent £14,000 per annum No VAT

1,400 sq ft
(130.06 sq m)

- Self contained high quality offices within a larger office building
- Purpose Built office building
- Open Plan space with shared ground floor access and stairs serving this office only
- Private Kitchen and dedicated Wc's
- 9 parking spaces

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Summary

Available Size	1,400 sq ft
Rent	£14,000 per annum
Rateable Value	£12,000 Qualifying businesses should be able to claim 100% small business rate relief.
Service Charge	To be Advised
Car Parking	9 Spaces will be allocated to the Office
VAT	Not applicable
Legal Fees	A contribution of £300 plus VAT towards the Landlords costs in this matter will be payable by the ingoing tenant
EPC Rating	C (66)

Description

A modern purpose built 3 storey office with the available office on the First Floor. The offices benefit from substantial light from the front facing windows. The rear connects to a factory unit.

Location

Oakham is the county town of Rutland with a population of approximately 11,000. It is within convenient travelling distance of Leicester, Grantham, Nottingham and Peterborough and situated approximately 9 miles due west of the A1 trunk road.

The property is situated close to the town centre, in the main business hub for Oakham just a short walk from the train station and with easy access to the Oakham By-Pass. There is an M&S Food store nearby and McDonalds, Costa Coffe, Aldi and Lidl are all within walking distance.

Accommodation

The offices are situated on the First Floor, with shared ground floor access. They are well appointed, with access flooring, heat exchange system, lift, open plan style. Separate kitchen and WC facilities. Offices: 1,330 Sq. Ft (123.60 m. Sq.) Kitchen: 70 Sq. Ft (6.50 m. Sq.) TOTAL: 1,400 Sq. Ft (130.11 m. Sq.)

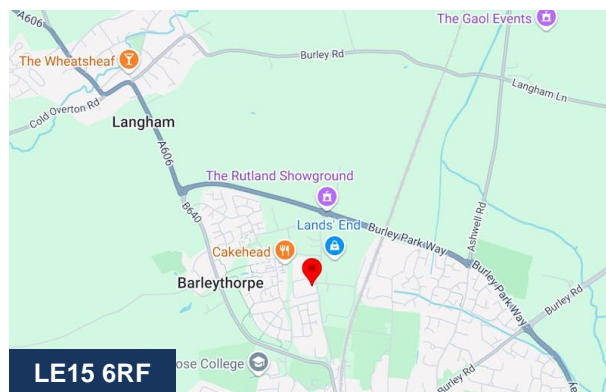
Name	sq ft	sq m	Availability
1st - Office	1,330	123.56	Available
1st - Kitchen	70	6.50	Available
Total	1,400	130.06	

Viewings

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

Terms

A new Internal Repairing & Insuring licence will be prepared on a minimum 2 year term with rent paid quarterly in advance. A service charge for maintenance and cleaning of the common parts will be applied together with a contribution to the buildings insurance. The rent is set at £14,000 per annum with No VAT being applied.



Viewing & Further Information

Keith Pepperdine

01664 431330

keith@pandfcommercial.com

