



1E Empingham House, Uppingham Gate, Uppingham, Rutland LE15 9NY

High Spec Ground Floor offices in
Uppingham

Rent £30,000 per annum + VAT

2,550 Sq Ft

- 2550 Sq Ft open plan office space
- Ground floor
- Kitchen Facilities
- Reception and meeting room space
- On-site parking
- Secure 24 hour access
- Accessible Location just off the A47

Summary

Size - 2,550 Sq Ft Open Plan
Rent £30,000 per annum plus VAT
Business Rates RV - £27,500 From April 2026
VAT - Applicable
Service charge - Guide at £2,800 per annum
Services - Water and Electricity connected
Broadband - up to 41 MBPS
EPC - B (27)

Description

Empingham House Offices are set within the business park of Uppingham Gate offering a luxurious, high end working environment.

The office is open plan over 2,550sq feet, with air conditioning throughout, secure front entry & intercom system. Shared kitchen facilities and onsite parking in a prime location overlooking the Rutland countryside, with great access links to Leicester, Northampton and the A1.

Location

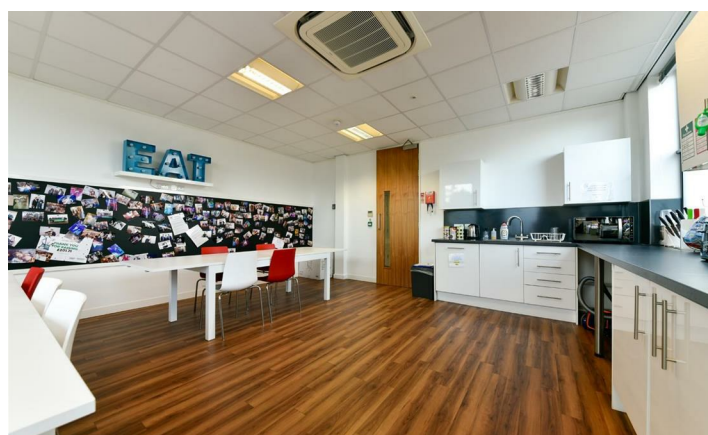
Situated approximately 6 miles south from the County Town of Oakham, on the A6003, this office unit is situated within Uppingham Gate Business Park which is set back off the main arterial road from Oakham to Uppingham which is a Market town on the A47 between Leicester and Peterborough.

Uppingham sits equidistant from Oakham and Corby and is a desirable location for commuters. Rutland boasts to be the smallest County in the UK, home to Rutland Water, a popular destination for fishing, cycling and bird watching, all year round.

Terms

Offered for let on a 3 year lease terms (longer if required) with reviews to be negotiated.

A Deposit is required of £2,500 which will be retained by the landlord for the period of the lease. A service charge for the maintenance and repairs to the common areas will be required and the landlord will insure the building with the cost of the premium covered with in the Service charge. Contents insurance is a tenant responsibility.



Viewing and Further Information

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