



Suite 23b-7a, Oakham Enterprise Park, Oakham LE15 7TU

Ground Floor Office/Store on Oakham Enterprise Park

Rent £3,950 pa + VAT, Service Charge and Buildings Insurance

446 Sq Ft

- Ground Floor Office/Store
- Windows to the front
- 7m x 5.92m Single Room - 446 Sq ft
- Communal Kitchen and Wc's
- Separate Meeting Room available
- Ample Car Parking

# Suite 23b-7a, Oakham Enterprise Park, Oakham LE15 7TU

## Summary

Size - 446 Sq Ft

Rent - £3,950

Service Charge - Budgeted at £2,000 for the first year. Reviewed annually

Business Rates - RV £3,550

Legal Fees - Both parties will be responsible for their own fees. Please note the £550 + VAT Admin Fee payable by the tenant

VAT - Applicable

EPC - C (63)

## Description

Occupying part of the Ground Floor in Building 23b, the office is rectangular and has a window to the front.

## 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 population of Oakham (12,147 according to the 2021 census) is growing and being the County Town of Rutland, Oakham is expanding and the nearby Rutland Water Reservoir attracts thousands of visitors annually.

What3 words - ///fortress.routes.spices

## Accommodation

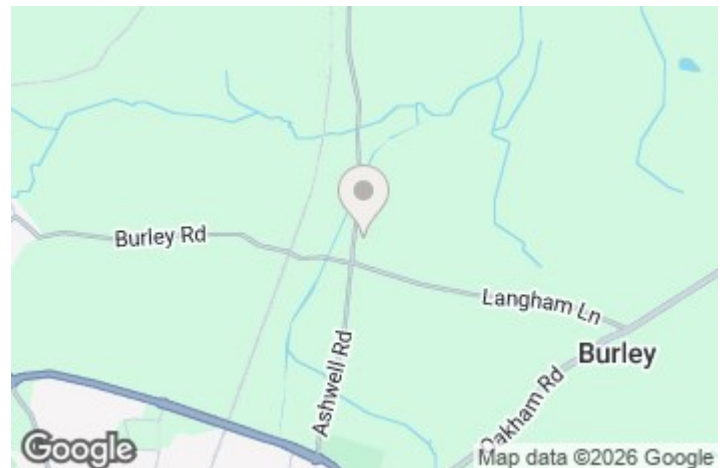
Single Room 7m x 5.92m

## Terms

A new IRI lease will be prepared with usual terms for a 5 year lease with a 3 year review and a 3 years break option. The rent has been set at £3,950 + VAT per annum. A three month rent deposit will be required upon signing the lease. Rent is paid monthly in advance.

There is a service charge for the maintenance of the external and communal areas which for the first year has been budgeted at £2,000 + VAT. A contribution to the Building Insurance will be payable by the tenant which is estimated at £115 for 2026.

There is also a £550 rental admin charge payable on issue of the Heads of Terms



## Viewing and Further Information

Keith Pepperdine

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330

