



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

Open Plan 6/8 person office on
Oakham Enterprise Park

Rent £5,950 per annum Plus VAT

495 sq ft

- 495 Sq Ft Suite with 2 entrance doors
- Rent £5,950 + VAT, service charge and Utilities
- 5 year lease with 3 year review and break if required.
- Communal Kitchen and WC's
- Ample parking for staff and visitors

Summary

Size - 495 sq ft
Rent - £5,950 per annum
Service Charge - £800 per annum Estimate for 2025
VAT - Applicable to rent and Service charge
Rateable Value - £3,700 Small Business Rates Relief should apply STS
Legal Fees - Please note the £550 + VAT contribution to the Council's Admin fees
EPC Rating - C (67)
Car Parking - Parking is located to the front of the offices, with ample space for staff and visitors.

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

Terms

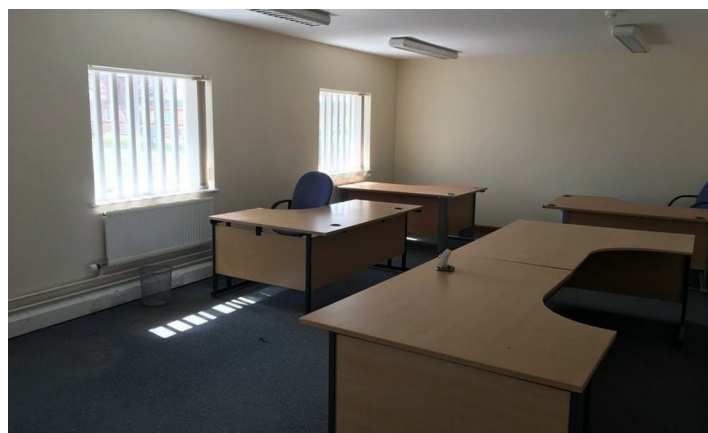
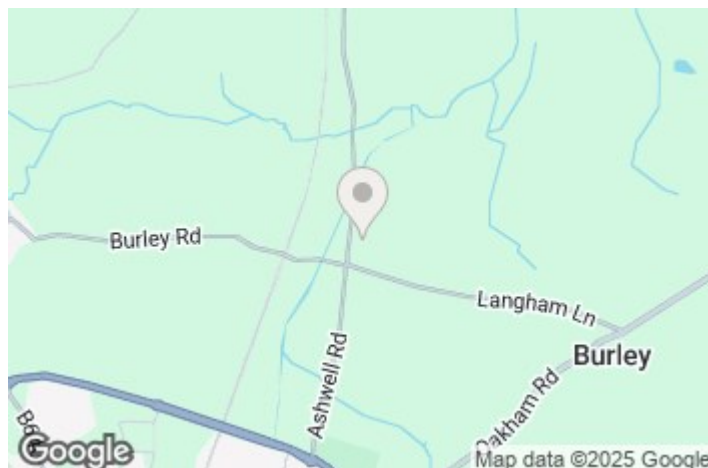
The offices are available at a rent of £5,950 per annum + VAT. A new Internal repairing lease will be prepared with usual terms for a 5 year lease with a 3 year review and break if required. A three month rent deposit including VAT will be held for the period of the lease. References will be required.

There is an Estate Service charge which is currently £800 per annum and also a £550 + VAT rental admin charge payable on commencement of lease (£150 + VAT will be credited to the deposit when the lease is signed).

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 and Further Information

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