



Office 5, Clarion House, Dean Street, Oakham LE15 6AF

4 - 6 person 2nd floor Character
OFFICE in Central Oakham with
vaulted ceiling.

Rent £4,000 pa

364 sq ft (33.82 sq m)

- A well-presented 2nd Floor Office with high ceilings
- 2 minutes walk to the market square in Oakham
- Secure access with Audio door release
- Suitable for 4 - 6 people
- 100m from Church Street Car park
- Available Immediately

Summary

Size - 364 Sq Ft
Rent - £4,000 per annum
Service Charge - £350 per annum
Insurance - Circa £400 per annum
VAT - Applicable
Rateable Value - RV £2,900
Legal Fees - The ingoing tenant will contribute £300 + VAT towards the Landlords Administration costs
EPC - C (65)

Description

A characterful 2nd floor Office of 364 Sq Ft in the centre of Oakham. Shared Kitchen and Wc Facilities on the first floor

Location

Dean Street is just off Church Street and approximately 80m from Oakham High Street. Oakham is a popular and expanding market town being the County capital of Rutland, the smallest County in the UK with a population of 12,149 (2021 Census).

Accommodation

The room measures 26'4" x 13'9" with a 9'6" high vaulted ceiling stretching above the exposed roof timbers.

Terms

The existing lease which runs until October 2026 could be assigned or a new lease granted on the following terms.

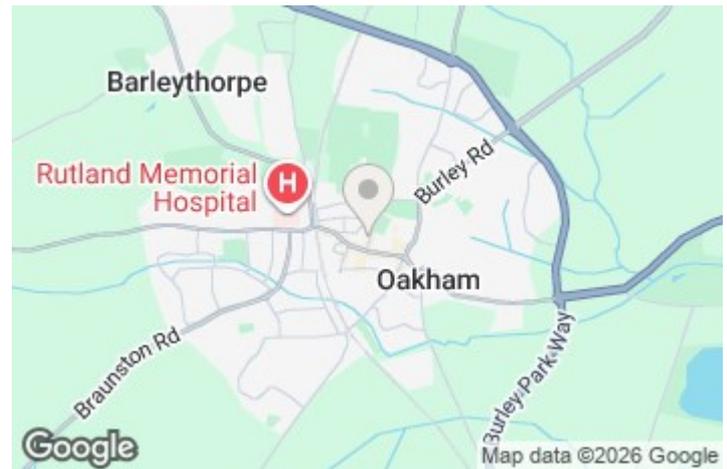
A new 5 year lease with the passing rent of £4,000 until October 2026 when the rent will increase to £4,500, A 3 months deposit and references will be required. Rent is paid monthly in advance by direct debit along with the service charge. The Buildings insurance contribution will be paid on demand.

Service Charge

A service charge to cover communal areas maintenance is chargeable and payable with the rent. For 2026 this is £350pa + VAT. Buildings insurance estimate for 2026 is Circa £400

Parking

Parking is available on Church Street, 1 hour limited and the Public Car park on Church Street is around 85m away. Long term parking is available at discounted rates within the town centre.



Viewing and Further Information

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