



New, 2750 sq ft office - Hackamore Way, Oakham LE15 7FS

Open plan well appointed office space - Available Early 2026

Great accessible location

£36,000 per annum + VAT and service charges

- Circa 2,750 sq ft - Ground & First floor offices
- 5 car parking spaces
- Excellent location off Oakham bypass
- Close to local amenities
- Available Spring 2026

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Summary

Size - Circa 2,750 sq ft
Price - £36,000 per annum for the whole or £18,000 each floor
Rates - £TBC when works are complete
VAT - Applicable
Service charge - £1000 per annum per floor for the upkeep of communal parts
Parking - 5 allocated spaces
Legal fees - Each party to bear their own Legal costs
Insurance - will be re-charged at cost to the tenant

Description

Well-appointed 2-storey office building. Surrounded by car parking, and recently landscaped garden areas. Due to be completed in early 2026, the main construction is complete and the internal fit out is underway.

Location

This brand new office building is on Hackamore Way in Oakham. The surrounding area has been recently developed as a commercial estate including McDonalds, Costa, a Service station with M&S food and Aldi Supermarket.

Oakham is the larger of two market towns located in Rutland which boasts to be the smallest County in the UK. Traditional markets are held on Wednesday and Saturdays in the Town's Market Square, closely located to Oakham Castle. The unit is easily accessed from the Oakham Bypass (A606) and this road provides excellent access into other local towns and cities including Peterborough, Lincoln, Newark, and Stamford. The A1 motorway via Cottesmore and Greetham is 6 miles to the Northeast.

Accommodation

2 floors of brand new space, to be fitted to a high specification. The spaces offers circa 2750 sq ft over both floors. The offices benefit from its own fully fitted kitchen, with shared w/c's on the ground floor, including shower room.

Terms

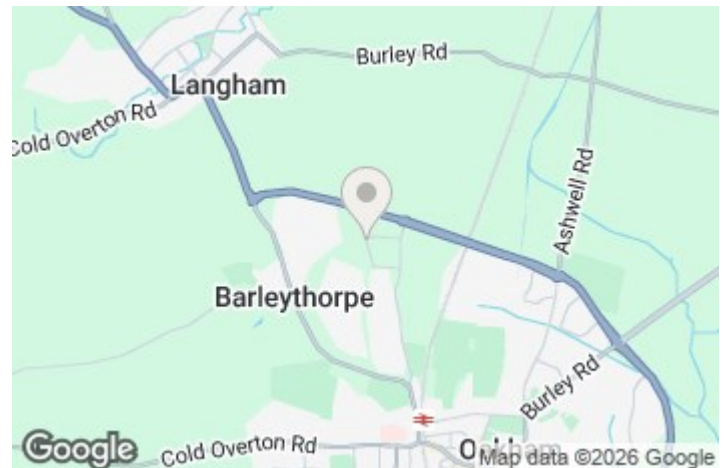
Offered for let on a new 5-year lease, the passing rent will be £36,000 per annum plus VAT - the offices will be metered and the tenant will be responsible for all utilities and business rates.

Amenities

The offices are surrounded by commercial occupiers including Supermarkets, 2 gyms, MacDonald's, M&S food and petrol station, and more recently added a Costa drive through.

Business Rates

The building will need to be re-rated when the building receives final sign off from the building regulations department. Tenants should qualify for small business rate relief, enquiries to Rutland County Council to check eligibility.
The adjacent building which is pretty much identical had a rateable value of £11,500 per annum.



Viewing and Further Information

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