



Suite 16a - 8, Oakham Enterprise Park, Ashwell Road, Oakham LE15 7TU

Secure Self-Contained office for 2
to 4 people

Rent £2,950 + VAT Service charge
and Utilities

240 sq ft

- First Floor Offices with 24/7 access
- Suite 8 - £2,950 + Service Charge, Utilities and VAT
- 5 year lease with 3 year review and break if required.
- Communal Kitchen and Wc's on same level
- Ample parking for staff and visitors directly outside the property

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Summary

Size - 240 Sq Ft

Rent - £2,950 + VAT

Service Charge - Estimated at £495 + VAT for 2025 Paid Quarterly with the rent

Rates - RV £1,775 Small Business Rates relief should apply STS

Legal Fees - Please note the £550 + VAT contribution to the Council's Admin fees

VAT - Applicable

EPC - C (67)

Description

Located within Unit 16a, Suite 8 is a 3/4 person office approximately 240 Sq Ft and is located on the first floor, with shared kitchen and w/c facilities.

Location

Unit 16a is located on Oakham Enterprise Park which is approximately 3 miles outside Oakham.

What 3 words - lines-beaten-vented.

Accommodation

Suite 8 - 240 Sq Ft (22.30 Sq M) Rent £2,950 per annum Service Charge £495 per annum for 2025

Terms

The offices are available at a rent of £2,950 per annum + VAT. A new Internal repairing and Insuring lease will be prepared for a 5 year lease with a 3 year review and Break if required. A rent deposit equal to 3 month rent including VAT will be held for the period of the lease. References will be required.

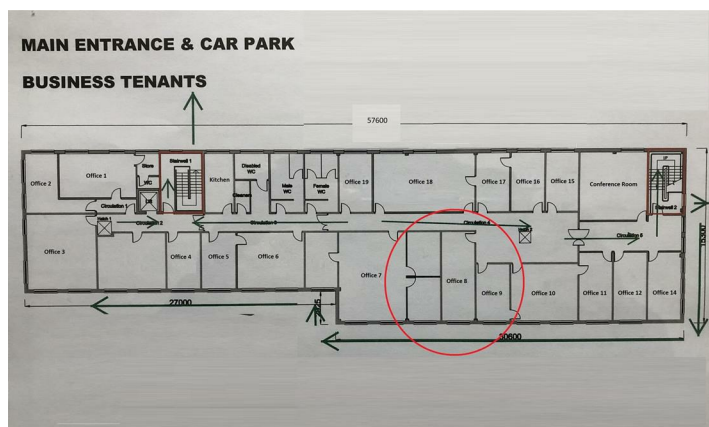
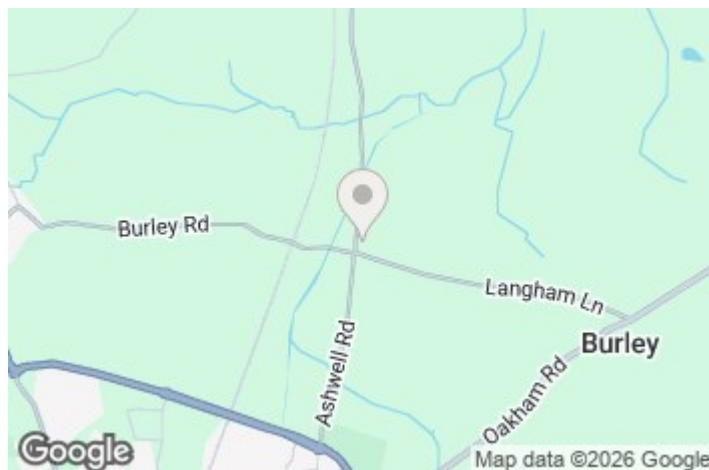
There is an Estate Service charge which is currently estimated at £495 + VAT for 2025 and also a £550 + VAT rental admin charge payable on preparation of the Lease. If the lease does not proceed to satisfactory completion the Admin fee will not be returned.

Services

Mains Electricity, Water and Drainage are connected and have not been inspected by the agent. Electricity and Water are metered for the building and are re-charged to the tenant by the landlord according to Square foot occupied. Tenants should budget for circa £35 per month + VAT

Parking

Parking is located to the front of the offices, with ample space for staff and visitors



Viewing and Further Information

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