



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

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

## **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)



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.

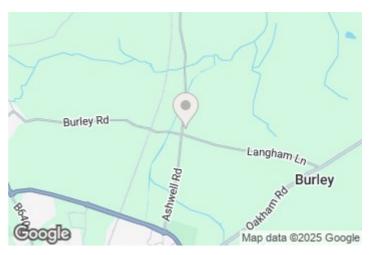
There is an Estate Service charge which is currently estimated at £495 + VAT for 2025 and also a £550 + VAT rental admin charge payable on preparation of the Lease. If the lease does not proceed to satisfactory completion the Admin fee will not be returned.

# **Services**

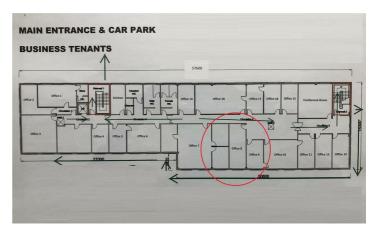
Mains Electricity, Water and Drainage are connected and have not been inspected by the agent. Electricity and Water are metered for the building and are re-charged to the tenant by the landlord according to Square foot occupied. Tenants should budget for circa £35 per month + VAT

### **Parking**

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







# Viewing and Further Information

Keith Pepperdine

Email: office@pandfcommercial.com

Tel: 01664 431330











01664 431330 pandfcommercial.com