



Suite 24 Oakham Enterprise Park, Ashwell, Rutland LE15 7TU

Detached Property TO LET with parking

Rent - £8,750 + VAT per annum

640 Sq Ft L-shaped office with kitchenette and w/c

- Detached unit at Oakham Enterprise Park
- 640 Sq Ft with private Welfare Facilities
- Previously used as a commercial Kitchen
- Suitable for Gym, Child Care, Sports recreation or offices
- Adjacent parking with addition space for visitors and staff

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Summary

Size - 640 Sq Ft with private Welfare Facilities
Rent £8,750 + VAT pa Plus Service charge
Service Charge - Estimate for 2025 is £850 + VAT pa
Business Rates - £4,200 Small Business rate relief should apply to qualifying businesses
Legal Fees - Both parties will be responsible for their own fees.
Note there is a £550 + VAT Admin Fee payable.
Utilities - Tenant Responsibility. Estimate £120 pcm
VAT - Applicable
EPC - D (92)

Description

Unit 24 - located close to the main entrance to the park - stand alone unit with L-shaped office, kitchenette and w/c.
Total of 640 SQ Ft of space within a detached property, with ample parking.

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 population of Oakham (12,147 according to the 2021 census) is growing and being the County Town of Rutland, Oakham is expanding and the nearby Rutland Water Reservoir attracts thousands of visitors annually.

What3 words - ///costly.postcard.whites

Terms

The offices are available at a rent of £8,750 per annum + VAT and service charge. 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 a £550 + VAT rental admin charge payable on preparation of the Heads of Terms. If the lease does not proceed to satisfactory completion the Admin fee will not be returned.

Service Charge

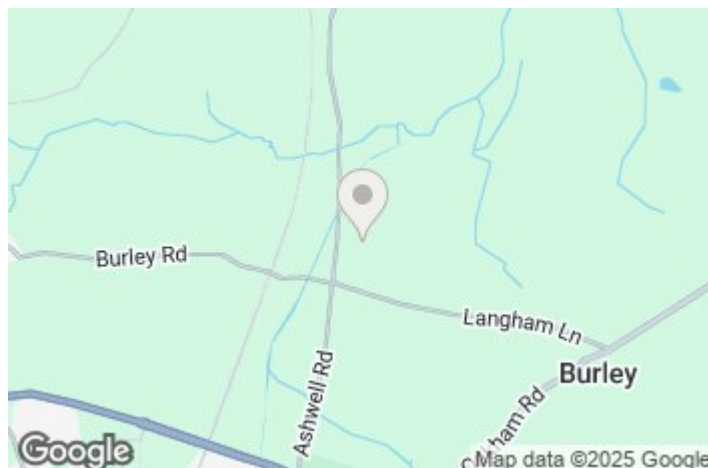
There is a service charge in addition to the annual rent and this is estimated at £850 plus VAT for 2025 paid quarterly in advance with the rent

Services

Mains Electricity, Water and Drainage are connected and have not been inspected or checked by the agent. Electricity and Water are individually metered and are re-charged to the tenant by the landlord according to use. Previous tenant has indicated that circa £120 pcm can be expected.

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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