



## The King Centre, Barleythorpe, Oakham LE15 7WD

### 3 Serviced Offices in The King Centre Oakham

Rent £3,465 + VAT for a 1-2 person office  
Rent £7,575 + VAT for a 2-4 person office  
Rent £13,250 + VAT for a 6-8 person office

121 Sq Ft, 286 Sq Ft and 576 Sq Ft

- Fully Managed Office Complex
- Lyndon Suite £4,000 Rent + £3,575 budgeted Service Charge
- Braunston Suite £1,950 Rent + £1,515 Budgeted Service Charge
- Casterton Suite £7,500 Rent + £5,750 budgeted Service charge
- On site Café and bookable meeting room
- Ample parking for staff and visitors
- Manned Reception and on-Site communal areas

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## Summary

Lyndon - 286 Sq Ft - All inclusive Rent £7,575 per annum  
Braunston - 121 Sq Ft - All inclusive Rent £3,465 per annum  
Casterton - 576 Sq Ft - All inclusive Rent £13,250 per annum  
Business Rates - Detailed below  
Legal Fees - There is a £550 + VAT contribution to administration fees payable by the tenant.  
VAT - Applicable  
EPC - C (52) for the building

## Description

The Suites are well positioned being situated on the ground floor. There is a manned reception desk which operates between 9am to 5pm Monday to Friday to service the 31 individual offices. The reception service has the ability to transfer incoming calls to the main line to individual offices. There is also an area for meeting and greeting clients.

## Location

The Business centre is approximately 1.2 miles from the market square in Oakham which is a popular Market town and boasts to be the County capital of Rutland, the smallest County in the UK. Rutland is home to Rutland Water, popular for locals and tourists for cycling, fishing, bird watching and walking.

## Accommodation

The Lyndon Suite is rectangular, has 3 windows, overlooking the woodland and is 286 Sq Ft (26.57 Sqm) and measures 7.42m x 3.58m

The Braunston Suite is almost Square, has a window overlooking the inner courtyard and is 121 Sq Ft ( 11.24 Sqm). Approximately 3.35m x 3.35m

The Casterton Suite is rectangular, has 3 windows and an external door to the side of the building and is 576 Sq Ft (53.51 Sqm)

## Terms

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. Rent and service charge are paid quarterly in advance and please note the contribution required to the Landlords Administration costs. Buildings Insurance is charged in addition

Rental level for the Lyndon Suite is set at £4,000 per annum plus VAT and Service Charge which is budgeted at £3,575 + VAT for the coming year

Rental level for the Braunston Suite is set at £1,950 per annum Plus VAT and Service charge which is budgeted at £1,515 + VAT for the coming year

Rental level for the Casterton Suite is set at £7,500 per annum Plus VAT and Service charge which is budgeted at £5,750 + VAT for the coming year

Service charge covers High Speed Broadband, Reception Services including basic Admin support, Light, Heat, CCTV, access control & linked alarm system and parking.

## Business Rates

Rates are additional to the rental package. The Rateable value from April 2026 for the Lyndon office is £4,550 per annum, the Braunston is £1,325 and The Casterton is £6,900

Most small businesses will qualify for small business rate relief and therefore no rates will be payable. However, interested parties should make their own enquiries of Rutland County Council in this regard.



## Viewing and Further Information

Keith Pepperdine

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330

