



Suite 22 - 6 Oakham Enterprise Park, Ashwell Road, Oakham LE15 7TU

Secure Self-Contained Ground
Floor office for 4 to 6 people

Rent £3,600 + VAT Service charge
and Utilities

285 sq ft

- Ground Floor Office Space
- Visible Location Close to entrance to OEP
- Detached building. 5 other occupants
- Shared Kitchen and Wc Facilities
- Ample on site parking for staff and visitors
- 5 year Lease

Suite 22 - 6 Oakham Enterprise Park, Ashwell Road, Oakham LE15 7TU

Summary

Size - 285 Sq Ft
Rent - £3,600 Per annum
Service Charge - Budgeted at £1,000 for 2026 Plus Insurance contribution Circa £100
Rateable Value - RV £2,400 from April 2026 100% Small Business rate relief should be available
Legal Fees - The tenant will contribute £550 + VAT towards the Landlords Administration costs
VAT - Applicable
EPC - C (66)

Description

No 22 is situated directly opposite the main entrance being a detached building and is self sufficient with all staff welfare facilities including recently fitted kitchen and ladies and gents w/c's.

Location

Oakham Enterprise Park is approximately 3 miles outside Oakham. There is on-site security with CCTV cameras which are monitored.

Accommodation

The Office is 6m x 4.48m (19'6" x 14'6") with 2 windows.

Terms

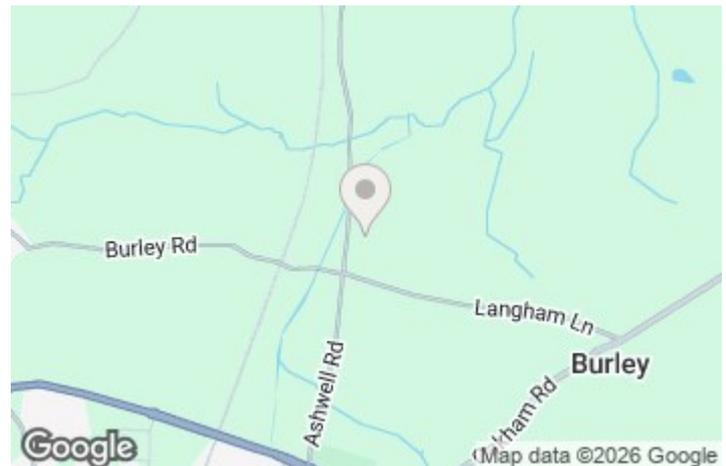
The offices are available at a rent of £3,600 per annum + VAT. A new Internal repairing and Insuring lease will be prepared for a 5 year lease with a 3 year review and Break if required. A rent deposit equal to 3 month rent including VAT will be held for the period of the lease. References will be required. There is an Estate Service charge which is currently estimated at £1,000 + VAT for 2025. A contribution to the Building Insurance will be payable by the tenant which is estimated at £100 for 2026. There is 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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