



Unit 8B Oakham Enterprise Park, Oakham LE15 7TU

First Floor Office/Workshop with
Electric Heating and independent
access

Rent £10,000 per annum + VAT

1,980 Sq Ft including all areas.

- First Floor Store/Production Unit
- 862 Sq Ft Central Area
- Offices/Stores around the central area
- Suitable for a variety of uses
- Available Immediately
- Independent access

Unit 8B Oakham Enterprise Park, Oakham LE15 7TU

Summary

Size - 1,980 Sq Ft
Rent - £10,000
Service Charge - First years budget is £1,500 Buildings insurance Circa £500
Business Rates - RV £7,900
Legal Fees - Please note the Admin fee of £550 + VAT payable by the tenant
VAT - Applicable
EPC - D (96)

Description

Occupying the first floor of a detached building on Oakham Enterprise Park, the unit has a central working area with offices and storage in separate rooms around the periphery. Independent access via a dedicated staircase with delivery landing and double entrance doors.

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.

Accommodation

Central Area - 9.1m x 8.8m
Entrance/Storage - 9.2m x 2.67m
Office - 5.88m x 2.35m
Kitchen - 3.0m x 2.35m
Store 1 - 8.51m x 3.1m Fire Escape/Rear Access
Store 2 - 3m x 3m
Wc and Store (former 2nd Wc)

Service Charge

There is a service charge in addition to the annual rent and this is budgeted at £1,500 plus VAT for 2026 paid quarterly in advance. A separate Insurance charge specific to the building is estimated at £500 plus VAT for 2026

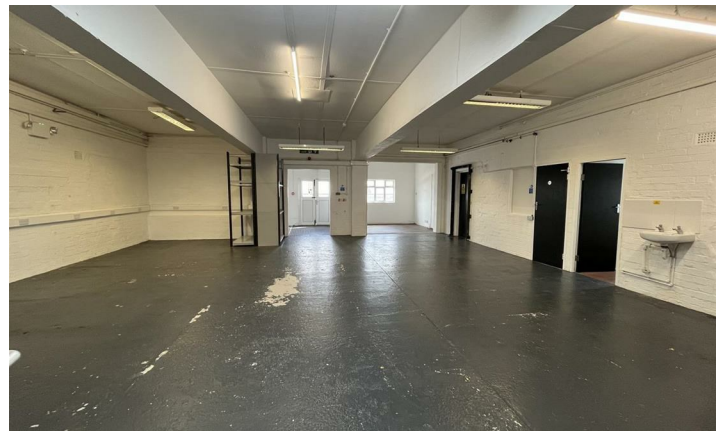
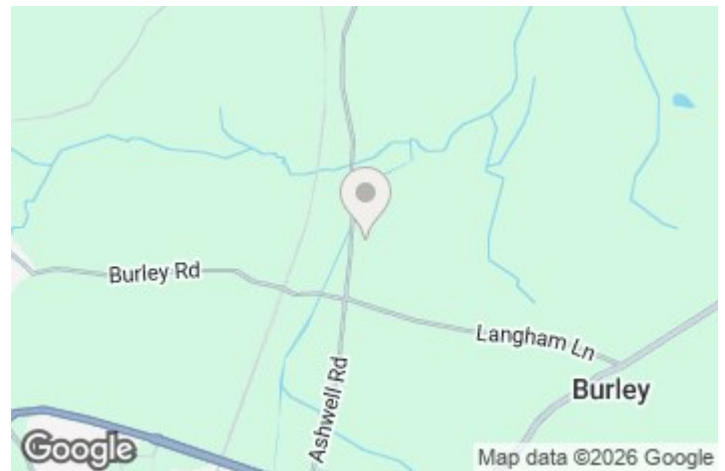
Terms

A new 5 year lease will be prepared with a 3 year review and 3 year break if required. Rent is paid monthly or quarterly in advance. A rent deposit equal to 3 months' rent including VAT will be required. Financial References will be required together with a PG if the lease is taken in a Company name. Service charge quoted is the budget for the first year and is reviewed annually. Buildings Insurance is in additional and the estimate for 2026 is £500. VAT will be applicable on the rent and any other additional charges.

The Lease Admin fee of £550 + VAT is payable on issue of the Heads of Terms

Parking

Ample parking is available in the communal areas. There are no dedicated parking spaces.

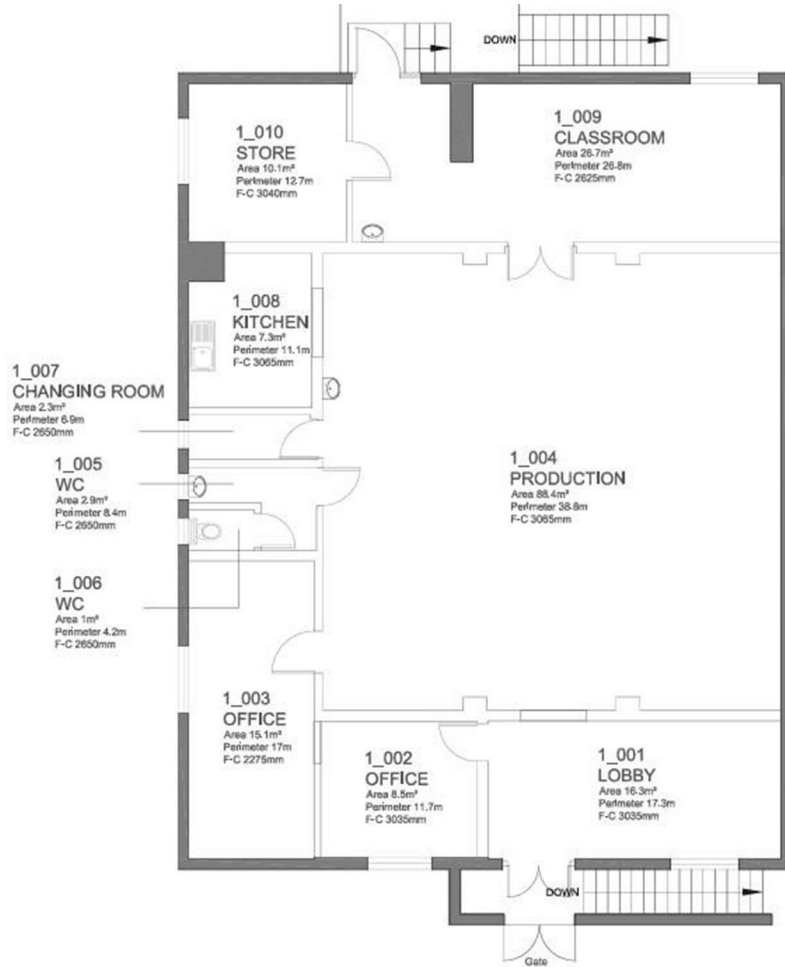
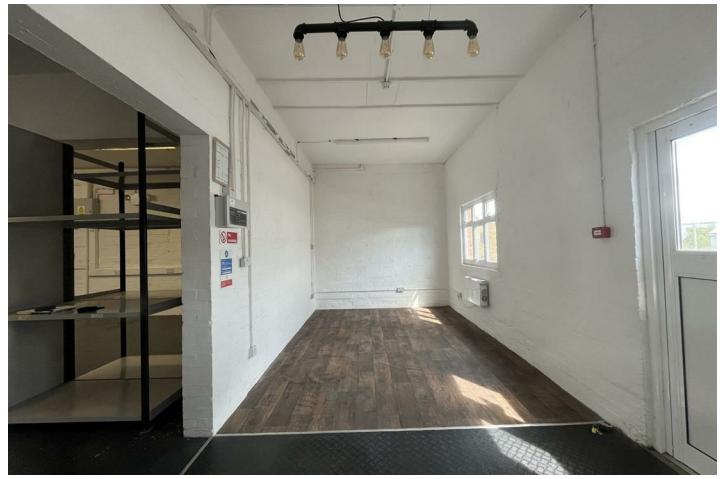


Viewing and Further Information

Keith Pepperdine

Email: office@pandfcommercial.com

Tel: 01664 431330



FIRST FLOOR

