



The Provender Store - 51 Pillings Road, Oakham

High Spec First Floor offices in
Oakham available from late
October 2025

Rents from £745 + Vat pcm

3 office spaces available

- Exceptional First Floor Serviced office space in Oakham
- Available from late October 2025
- High Quality Mezzanine offices with shared facilities
- Rents starting from £745 per month
- Rents include all bills
- Allocated parking available - 1 per office user

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Summary

Sizes - 3 office spaces offering 4 to 8 Desk spaces
Rent - From £745 per month to £1475 per month
VAT - Applicable
Utilities - Prices include all bills
Parking - 1 allocated space per office plus visitor spaces
EPC - Available once works complete.

Description

The Provender Store is a beautifully restored Victorian industrial building that's soon to become the town's most exciting hub of creativity, commerce, and community.
The Provender Store will also be the home of J.Laverack Bicycles including a customer café that will be available to office users.
On-site professional photo studio available for hire.
On-site event space available for hire including café, dedicated event room and outdoor space.
<https://www.theproviderstore.co.uk/office-space/>

Terms

Minimum 12-month agreement
Minimum office size: 4 desks
4-desk office: £745 + VAT per month (all bills included) – approx 387sq. ft.
6-desk office £1,095 + VAT per month (all bills included) – approx 580sq. ft.
8-desk office: £1,475 + VAT per month (all bills included) – approx. 774sq. ft.

Highlights

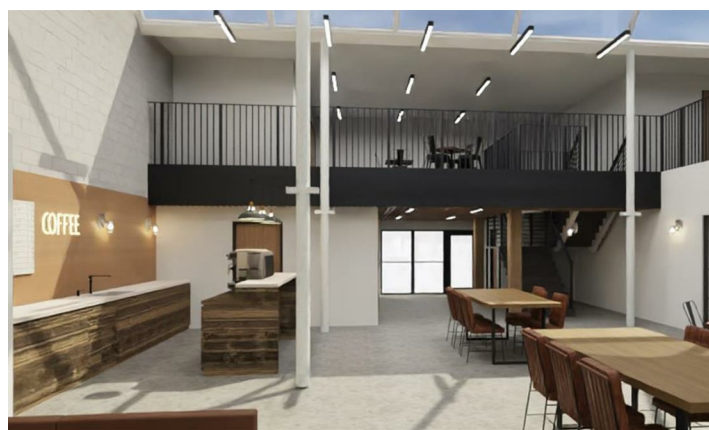
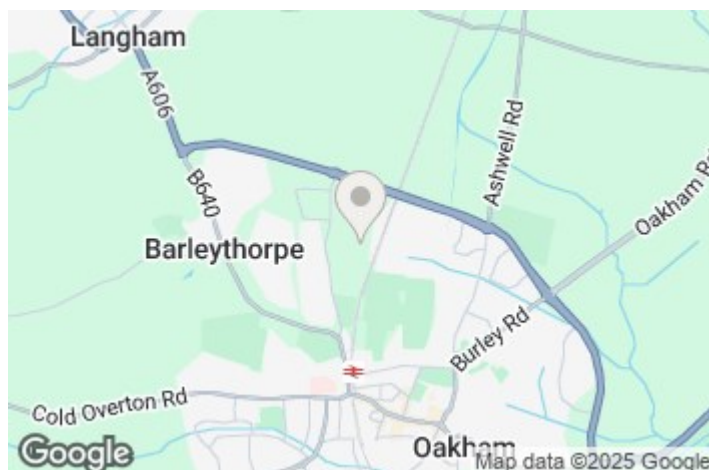
- * Fast, reliable WiFi
- * Breakout areas for collaboration or a well-earned pause
- * Shared meeting rooms available to book
- * Fully equipped kitchenette
- * Toilets on every floor
- * Ample parking for both staff and visiting clients (1 parking space per staff member)
- * Secure bicycle parking and showers for those who prefer to cycle to work
- * All office spaces are air-conditioned
- * Offices can be provided furnished or unfurnished
- * Fully equipped with ample sockets, natural lighting, and dimmable, screen-friendly office lighting

Location

Located in Rutland, The Provender Store Studio is just a short drive from:

Oakham – 2 mins
Uppingham – 15 mins
Stamford – 25 mins
Peterborough – 45 mins
Leicester – 45 mins
Market Harborough – 40 mins
Melton Mowbray – 30 mins

Easily accessible from the A1 and A47, making it ideal for regional business shoots or mobile photographers needing a central, reliable base.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330