



The King Centre, Barleythorpe, Oakham LE14 7WD

2 Available Offices in the King Centre Oakham

Rent £7,575 + VAT for a 2-4 person office
(All inclusive)

Rent £3,465 + VAT for a 1-2 person office
(All inclusive)

286 sq ft (26.57 sq m) and
121 sq ft (11.24 sq m)

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

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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
Rateable Value - 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

Both The Lyndon Suite and The Braunston Suite 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 will include 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



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

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

Service charge covers Buildings Insurance, High Speed Broadband, Reception Services including basic Admin support, Light, Heat, CCTV, access control & linked alarm system and parking. This will equate to a combined rental level for the Lyndon Office of £7,575 + VAT per annum and £3,465 + VAT for the Braunston



Business Rates

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

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

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