



Unit 7, Saddlers Court, Oakham, Rutland LE15 7GH

Well appointed High Spec offices  
Oakham Business Park

£27,500 per annum plus VAT

2,281 Sq Ft (211.9 sq m)

- High Quality First floor office space to let
- Popular Oakham Business Park
- £27,500 per annum + VAT and S/C
- Available immediately
- Largely open plan with 2 meeting rooms
- W/C's and kitchenette
- 10 Car Parking spaces



## Unit 7, Saddlers Court, Oakham, Rutland LE15 7GH

### Summary

Available Size - 2,281 Sq Ft  
Rent - £27,500 per annum  
VAT - Applicable  
Rateable value - TBC when split from the Ground floor  
Legal fees - Each party to bear their own costs  
Estate Charge - £390 per quarter  
EPC - TBC

### Description

Unit 7 Saddlers Court is owned and occupied by Grand Home Furnishings, who will remain in occupation on the ground floor.

The first floor is accessed from the communal ground floor entrance, with stairs and lift to first floor. The first floor landing offers the designated first floor w/c's for the offices to rent. A kitchenette will be installed prior to any lease signing. The offices could come part furnished or fully vacant if required.

### Accommodation

The total floor space for the office is 2,281 sq ft - with main largely open plan office and separate meeting room and private office/boardroom.

### Location

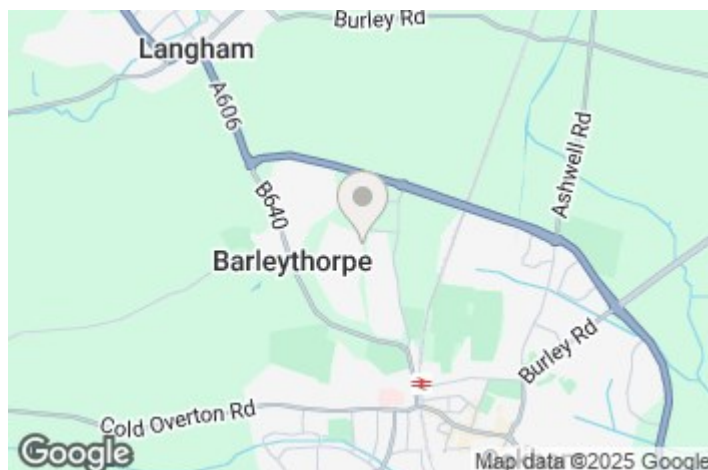
The offices are situated at Oakham Office Park (Saddlers Court), which is just off Lands End Way and Burley Park Way (Oakham By pass). Burley Park Way (A606) is the main route around the outskirts of Oakham and is part of the new re-development taking place. In addition to the adjacent new build housing estate the location boasts a new Family public house, new BP petrol station with Marks and Spencer's food.

### Terms

The property is offered by way of a 5-year lease with a break clause after year 3 if required. The initial passing rent is £27,500 per annum plus VAT. With a service charge of £390 per quarter and an annual re-charge of £750 for building insurance. Tenants will be responsible for the payment of all utility bills as the first floor will be separately metered.

### Business rates

The offices will be split from the main building and the Business rates will be the responsibility of the tenant payable to Rutland County Council.



### Viewing and Further Information

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