



Suite 16a - 16, Oakham Enterprise Park, Oakham LE15 7TU

Secure Self-Contained office  
suitable for 2 people

Rent £2,250 per annum  
Plus Vat, Service charge and  
Utilities

160 sq ft (14.86 sq m)

- Suites 16 - £2,250 + VAT per annum plus Service Charge and Utilities
- First Floor Office
- 5 year lease with 3 year Review and break if required
- Ample parking for staff and visitors directly outside the property

## Summary

Size - 160 sq ft  
Rent - £2,250 per annum  
Rateable Value - £1,200  
Service Charge - £350 per annum  
VAT - Applicable  
Legal Fees - Each party to bear their own costs. Please note the £550 + VAT contribution to the Council's Admin fees.  
EPC Rating - C (67)

## Description

Located within Unit 16a, suite 16 is a 2/3 person office suite approximately 160 Sq Ft and is located on the first floor, with shared kitchen and w/c facilities. There is a communal meeting room which can be pre-booked by existing tenants for large gatherings or conferences.

### Location

Unit 16a is located on Oakham Enterprise Park which is approximately 3 miles outside Oakham.  
What 3 words - lines-beaten-vented.

### Terms

The offices are available with rent set at £2,250 + VAT per annum. A new FRI lease will be prepared with usual terms for a 5 year lease with a 3 year review and break if required. A three month rent deposit will be required upon signing the lease. Utilities are paid in addition and tenants should budget for circa £35 per calendar month. References and/or a personal guarantee for the rent may be required.

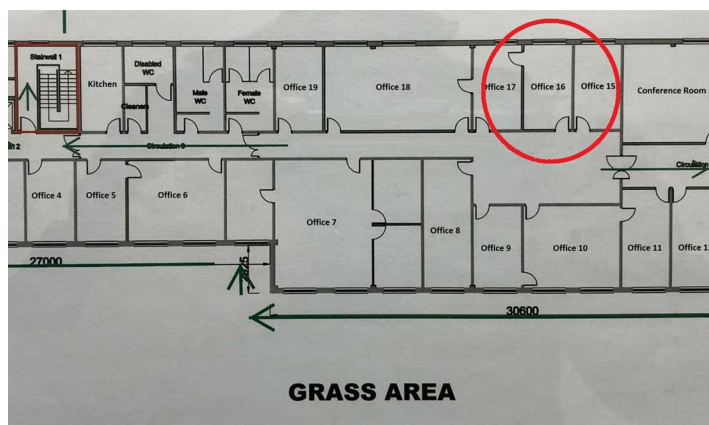
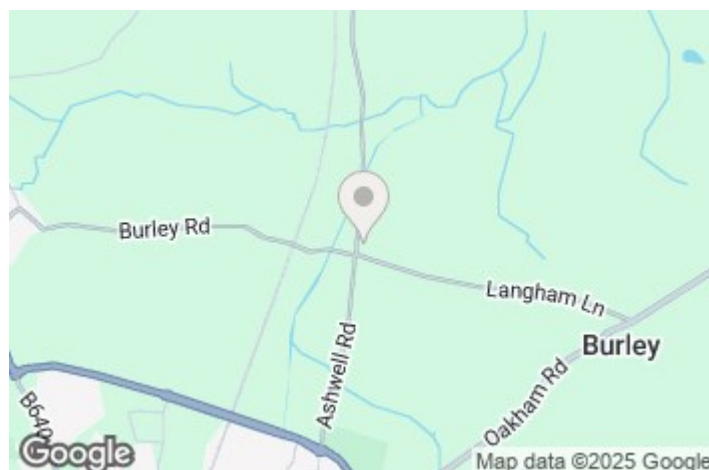
The Lease Admin fee of £550 + VAT is payable on issue of the Heads of Terms and £150 + VAT will be credited to the deposit paid on completion of the lease. If the lease is not completed, the £550 + VAT will not be returned.

### Service Charge

A service charge is applicable for the maintenance of the grounds and communal areas which has been set at £350 + VAT for the current year.

### Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent. High speed broadband is available (we understand in excess of 100mb ps) subject to an additional charge to the supplier. Gas, Water and Electricity are charged quarterly in addition. Tenants should budget for circa £35 pcm variable.



## Viewing and Further Information

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