



First Floor 4 Knights Yard, Gaol Street, Oakham LE15 6AQ

Oakham Town Centre Individual office TO LET

Rent £350 + Vat (inclusive of all Utility bills)

1 to 2 Desks

- High quality 1st floor office space
- Private office spaces with frosted glass partitions
- Only 1 Two person office remaining
- Parking space can be made available nearby at an additional cost
- Communal facilities, 24/7 access
- Welfare & kitchenette facilities provided

## Summary

Available Size - 2 x Two person offices

Rent - £350 per month - Rent is inclusive of all Utility bills Parking - Spaces can be allocated at an additional cost Business Rates - It's believed qualifying party's would be entitled to claim small business rate relief resulting in no business rates payable.

VAT - Applicable

Legal Fees - Each party to bear their own costs

EPC - Rating C (75)

## Description

### **Property**

The office space is accessible via a shared staircase leading to a secure door within the courtyard of Knights Yard. Knights Yard is a communal courtyard encircled by a variety of retailers and professional services. The office space is well-equipped with all amenities provided including a kitchenette, the rents are inclusive of all Utility bills and offices have 24/7 access.

#### **Location**

Located on the first floor, the entrance to the property is situated within the courtyard of Knights Yard and adjoining Gaol St.

The office enjoys a central position in Oakham, offering convenient access to all the amenities of the town centre. Gaol Street serves as the principal route connecting the Tesco Superstore with the town centre.

#### Terms

Offered for let in the form of a sub lease, with terms to be agreed inside the head lease. The rent for the 2 desk office's is £350 + Vat per calendar month.

A minimum deposit equal to 3-months rent including Vat will be required. Rent is paid quarterly in advance







# Viewing and Further Information

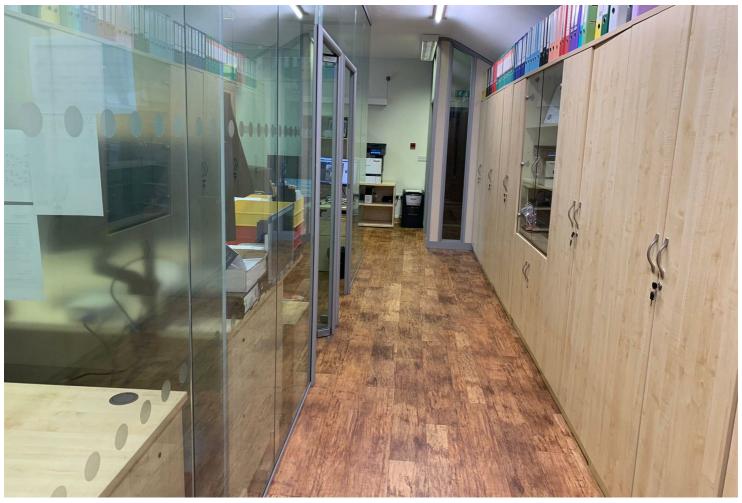
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