



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

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

