



Oakham Enterprise Park, Ashwell, Oakham, Rutland, LE15 7TU

- * Offices at Oakham Enterprise Park
- * Range of 1-2 person offices
- * Access 24/7
- * Ample Parking
- * High Speed Broadband available



Location

These offices are in the former admin block and are self contained. Access 24/7

Oakham Enterprise Park is approximately 3 miles outside Oakham with excellent road links via the A606 to the A1 and to the M1 Junction 21 at Leicester approximately 25 miles away. The Enterprise Park comprises around 100 business units and is now almost completely let. The population of Oakham (10,920 according to the 2011 census) is growing and being the County Town of Rutland, Oakham is expanding and the nearby Rutland Water Reservoir attracts thousands of visitors annually.

Property Description

Located within Unit 16a, the offices are on the first floor, with shared kitchen and w/c facilities

Current Availability

Office 8 - 240 Sq Ft - UPVC Window – £2,950 per annum + VAT. Service charge £495 + VAT, Utilities Approx £35 per month

Office 14 - 197 Sq Ft - UPVC Window – LET AGREED

Office 16 - 160 Sq Ft - Single Aspect – LET AGREED

Office 17 - 160 Sq Ft - Single Aspect - £2,000 per annum + VAT. Service charge £325 + VAT, Utilities Approx £30 per month

Services

We are advised that all main 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 separately metered and charged quarterly.

Terms

A new FRI lease will be prepared with usual terms for a 5 year lease with a rolling 6 month break clause available after the initial 12 month period. A three month rent deposit will be held for the period of the lease. References will be required.

There is a service charge for the maintenance of the external and communal areas. There is also a £350+ VAT rental admin charge payable on commencement of lease.

Rates

Rateable values are Circa £1,150 - £1,250 for units of this size. Prospective tenants should check with the agents for individual units. 100% business rates relief may be available for qualifying businesses.

VAT

We are advised that VAT will be chargeable on the Rent, Service charge and legal/admin costs contribution required.

Legal Costs

Both Parties will be responsible for their own legal costs but please note the £350 contribution to the Council's Admin fees

Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

Parking is located to the front of the offices, with ample space for staff and visitors.



Contact Details

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 Station Approach
 Oakham
 Rutland
 LE15 6RA

www.pandfcommercial.com

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