



Exton Office - The King Centre

Main Road, Barleythorpe, Oakham, LE15 7WD

**Ground Floor Exton Office available
in The King Centre, Oakham**

**Rent £5,250 Plus Service charge
and VAT**

372 sq ft
(34.56 sq m)

- 372 Sq Ft Office on the Ground Floor
- Fully Managed Office Complex
- Manned Reception and on-Site communal areas
- Parking for staff and visitors
- All Inclusive Rent £8,100 + VAT
- 24/7 access to any individual office.

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Summary

Available Size	372 sq ft
Rent	£5,250.00 per annum + VAT and Service charge
Rateable Value	£4,100 Small Business Rate relief will be available for qualifying tenants.
Service Charge	£2,850 per annum Includes Light, Power, Alarm, Buildings Insurance, Communal areas and Reception Services.
Car Parking	Unallocated Communal Parking
VAT	Applicable
Legal Fees	Each party to bear their own costs. Note the £350 + VAT Admin Fee payable by the tenant
EPC Rating	C (52)

Description

These offices are within the serviced office complex at The King Centre. There is a manned reception desk which operates between 9am to 5pm Monday to Friday to service the 31 individual offices along with the on-site Cafe'.

The Exton Office is on the ground floor with a personnel door and window to the Southern aspect that leads to the rear garden area.

Location

The Business centre is approximately 1.2 miles from the market square in Oakham, the County capital of Rutland and adjoin open fields.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service charge	Availability
Ground - Exton	372	34.56	£5,250 /annum	£2,850 /annum	Available
Total	372	34.56			

Terms

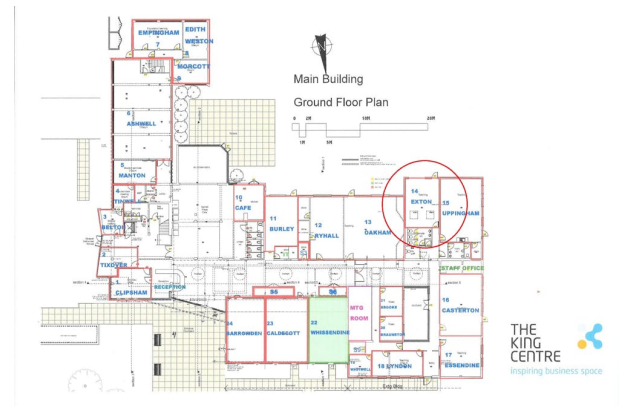
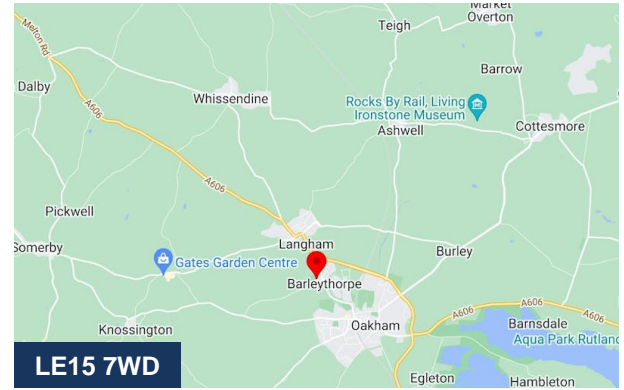
Rental Levels for the Exton is £5,250 Plus Service £2,850 (both + VAT). A rent deposit equal to 3 months' rent will be required. Financial References will be required. Please Note that there is an administration fee payable by the tenant of £350 + VAT towards the Landlord's fees.

Service Charge

The Service charge covers Buildings Insurance, High Speed Broadband, Reception Services including basic Admin support, Light, Heat, CCTV, access control & linked alarm system and parking. Tenants responsible for their own telephone services.

Business Rates

Rates are additional to the rental package. The Rateable value for the Exton is £4,100. Qualifying small businesses will be entitled to small business rate relief. Interested parties should make their own enquiries of Rutland County Council in this regard



Viewing & Further Information



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