



## Unit 16a - Suite 8 and 16

Oakham Enterprise Park, Ashwell, Oakham, LE15 7TU

**Secure Self-Contained offices**  
ranging from **2 to 4 people**

**160 to 240 sq ft**  
(14.86 to 22.30 sq m)

- 5 year lease with 6 months' notice to exit after initial 12 months
- Ample parking for staff and visitors directly outside the property
- Suite 16 - £2,250 +VAT, Service Charge and Utilities
- Suite 8 - £2,950 +VAT, Service Charge and Utilities

# Unit 16a - Suite 8 and 16, Oakham Enterprise Park, Ashwell, Oakham, LE15 7TU

## Summary

<b>Available Size</b>	160 to 240 sq ft
<b>Business Rates</b>	Suite 8 = £1776, Suite 16 = £1200
<b>Service Charge</b>	Suite 8 £495 pa and Suite 16 £350 pa
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs. Please note the £350 + VAT contribution to the Council's Admin fees.
<b>EPC Rating</b>	C (67)

## Description

Located within Unit 16a, Suite 8 is a 3/4 person office approximately 240 Sq Ft and suite 16 is a 2/3 person office approximately 160 Sq Ft, both offices are located on the first floor, with shared kitchen and w/c facilities.

## Location

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

## Accommodation

Name	sq ft	sq m	Rent	Service Charge	Availability
1st - Suite 8	240	22.30	£2,950 per annum	£495 /annum	Available
1st - Suite 16	160	14.86	£2,250 per annum	£350 /annum	Available
<b>Total</b>	<b>400</b>	<b>37.16</b>			

## Viewings

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

## Amenities

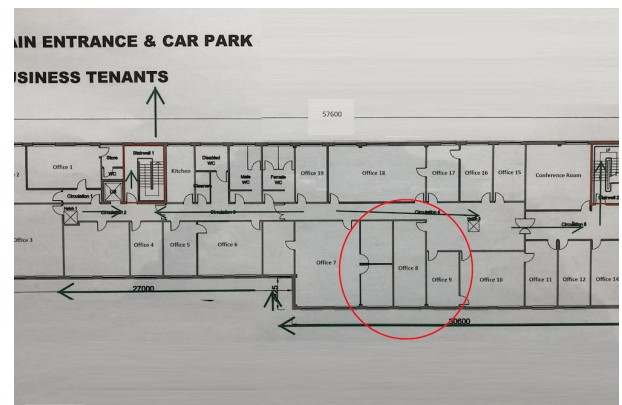
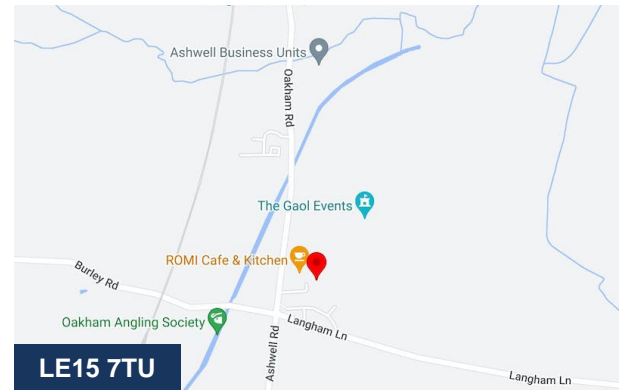
Within OEP there is a Cafe outlet which is well used by the occupants of the business park and there is on-site security with CCTV cameras which are monitored.

## Services

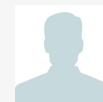
We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent. High speed broadband is available (we understand in excess of 100mb ps) subject to an additional charge to the supplier. Gas, Water and Electricity are charged in addition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

## Terms

The offices are available from £2,250 - £2,950 per annum + VAT. A new FRI lease will be prepared with usual terms for a 5 year lease with a 3 year review and a rolling 6 month break clause available after the initial 12 month period. A three month rent deposit will be required upon signing the lease.



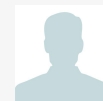
## Viewing & Further Information



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