



Unit 8B Oakham Enterprise Park, Oakham LE15 7TU

First Floor Office/Workshop with
Electric Heating and independent
access

Rent £10,000 per annum + VAT

1,980 Sq Ft including all areas.

- First Floor Store/Production Unit
- 862 Sq Ft Central Area
- Offices/Stores around the central area
- Suitable for a variety of uses
- Available Immediately
- Independent access

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Summary

Size - 1,980 Sq Ft

Rent - £10,000

Service Charge - First years budget is £1,500 Buildings insurance Circa £500

Business Rates - RV £7,900

Legal Fees - Please note the Admin fee of £550 + VAT payable by the tenant

VAT - Applicable

EPC - D (96)

Description

Occupying the first floor of a detached building on Oakham Enterprise Park, the unit has a central working area with offices and storage in separate rooms around the periphery. Independant access via a dedicated staircase with delivery landing and double entrance doors.

Location

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.

Accommodation

Central Area - 9.1m x 8.8m

Entrance/Storage - 9.2m x 2.67m

Office - 5.88m x 2.35m

Kitchen - 3.0m x 2.35m

Store 1 - 8.51m x 3.1m Fire Escape/Rear Access

Store 2 - 3m x 3m

Wc and Store (former 2nd Wc)

Service Charge

There is a service charge in addition to the annual rent and this is budgeted at £1,500 plus VAT for 2026 paid quarterly in advance. A separate Insurance charge specific to the building is estimated at £500 plus VAT for 2026

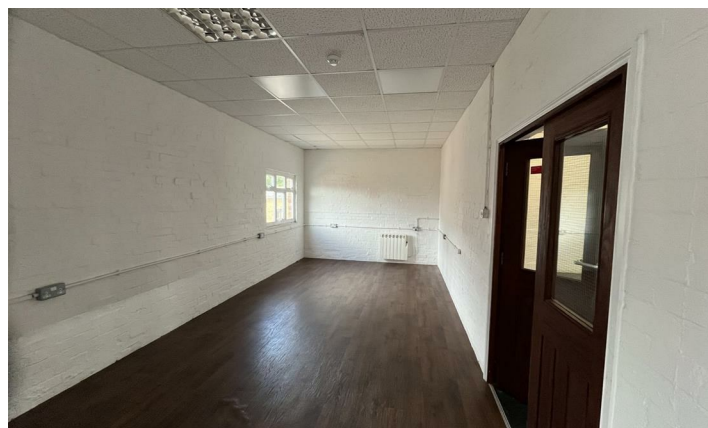
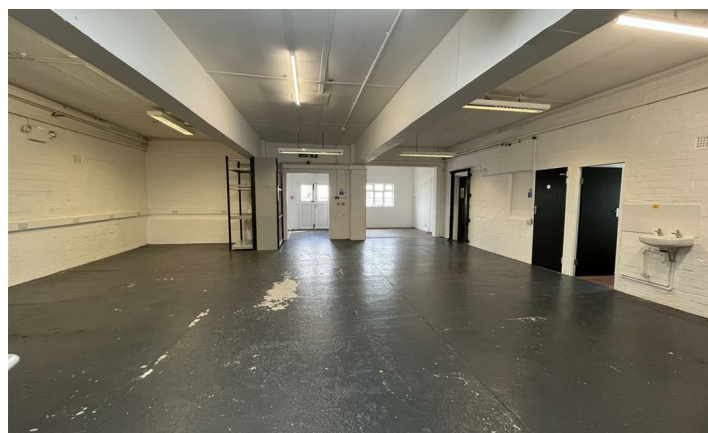
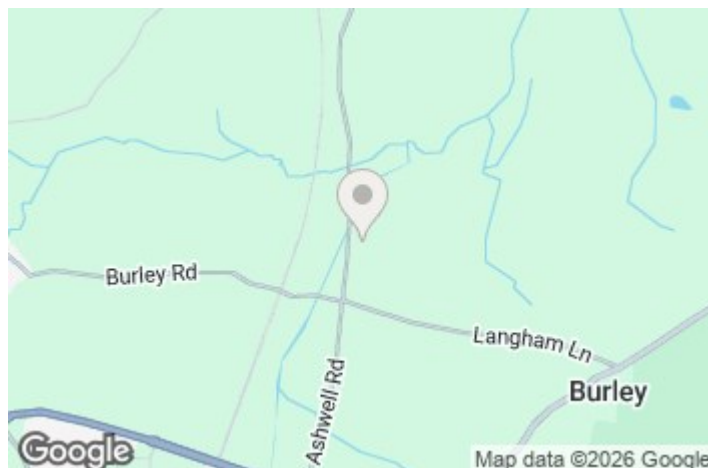
Terms

A new 5 year lease will be prepared with a 3 year review and 3 year break if required. Rent is paid monthly or quarterly in advance. A rent deposit equal to 3 months' rent including VAT will be required. Financial References will be required together with a PG if the lease is taken in a Company name. Service charge quoted is the budget for the first year and is reviewed annually. Buildings Insurance is in additional and the estimate for 2026 is £500. VAT will be applicable on the rent and any other additional charges.

The Lease Admin fee of £550 + VAT is payable on issue of the Heads of Terms

Parking

Ample parking is available in the communal areas. There are no dedicated parking spaces.

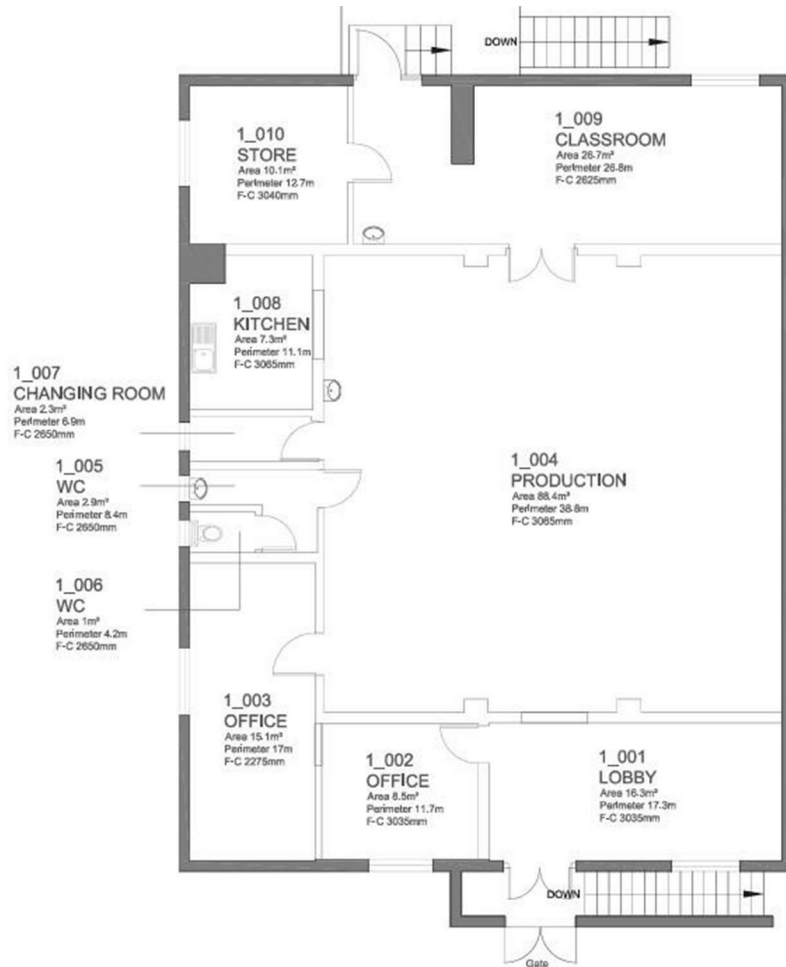
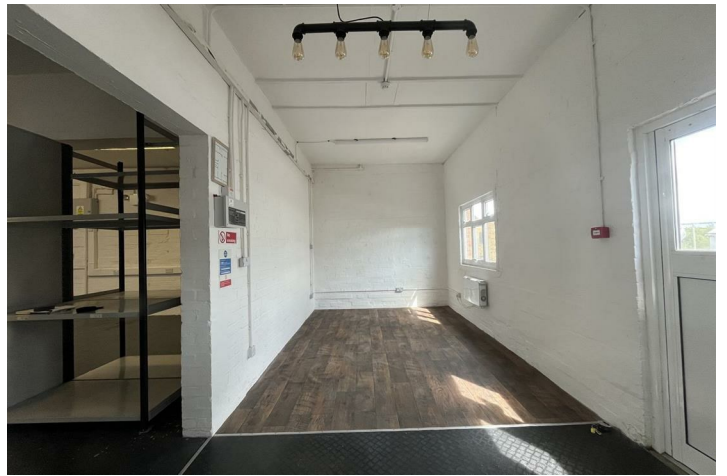


Viewing and Further Information

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FIRST FLOOR

