



3 Office Suites, The King Centre, Oakham LE15 7WD

Ground Floor Offices available in
The King Centre, Oakham

Rent £4,000, £4,950 & £7,500 +
VAT, Service Charge and Insurance

286, 381 and 576 Sq Ft Close
together

- Lyndon - 286 Sq Ft - All inclusive Rent £7,575 per annum
- Essendine - 381 Sq Ft - All inclusive Rent £9,700 per annum
- Casterton - 576 Sq Ft - All inclusive Rent £13,250 per annum
- Fully Managed Office Complex Parking and 24/7 access
- Shared Kitchen and meeting room
- Manned Reception and on-Site Cafe.

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Summary

Casterton Suite - 576 Sq Ft - All inclusive Rent £13,250 per annum
Casterton - £7,500 Rent + £5,750 budgeted Service charge
Essendine Suite - 381 Sq Ft - All inclusive Rent - £9,700
Essendine - £4,950 Rent + £4,750 budgeted Service Charge
Lyndon Suite - 286 Sq Ft - All inclusive Rent £7,575 per annum
Lyndon - £4,000 Rent + £3,575 budgeted Service Charge
Business Rates - Individually rated - Small Business Rates Relief could apply
Legal Fees - Each party to bear their own costs. Note the £550 + VAT
Admin Fee payable by the tenant
VAT - Applicable
EPC - C (52)

Description

Property

The Lyndon, Essendine and Casterton suites are within the serviced office complex at The King Centre in Barleythorpe which adjoins open fields. There is a manned reception desk along with the on-site Cafe'. The Offices are on the ground floor and close together so could be leased together if more space is required.

Location

The Business centre is approximately 3/4 of a mile from the train station in Oakham which is a popular Market town and is the County capital of Rutland, the smallest County in the UK. Rutland is home to Rutland Water, popular for locals and tourists for cycling, fishing, bird watching and walking.

Terms

A new Internal repairing and Insuring lease will be prepared for a 5 year lease with a 3 year review and break if required. The lease will be outside the provisions of the 1954 Landlord and Tenant Act. A rent deposit equal to 3 month rent including VAT will be held for the period of the lease. References will be required. Rent and service charge are paid quarterly in advance and please note the contribution required towards the Landlords Administration costs. Buildings Insurance is charged in addition

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

Accommodation

There is a manned reception desk which operates between 9am to 4pm Monday to Friday. There is also an area for meeting and greeting clients and a bookable Meeting Room

Current Availability

Casterton Suite - £7,500 Rent + £5,750 budgeted Service charge
Essendine Suite - £4,950 Rent + £4,750 budgeted Service charge
Lyndon Suite - £4,000 Rent + £3,575 budgeted Service charge

Service Charge

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



CASTERTON SUITE



LYNDON SUITE

Viewing and Further Information

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