



Reid Commercial Property

T: 01572 729050 M: 07860 116401

E: steve@reidcommercial.co.uk

THE KING CENTRE, OAKHAM, RUTLAND LE15 7EE



TO LET

**OFFICES, SUITES AND LAB FACILITIES
FLEXIBLE BUSINESS SPACE SET WITHIN A FULLY
REFURBISHED CAMPUS STYLE SETTING
AVAILABILITY FROM 108 - 11,657 Sq.Ft
RENT: £17.66 + VAT psf (Incl. of services)**

Reid Commercial Property Ltd. The Office, 3 Melton Road, Langham, Rutland LE15 7JN T: 01572 729050 M: 07860 116401

E: steve@reidcommercial.co.uk Skype: [rutland.property](https://www.skype.com/reidcommercial)

www.reidcommercial.co.uk

Reid Commercial Property is the trading name of Reid Commercial Property Ltd Company registered in England No. 09562232. Registered office as above

LOCATION & DESCRIPTION

Oakham is the county town of Rutland with a population of approximately 11,000. It is within convenient travelling distance of Leicester, Grantham, Nottingham and Peterborough and situated approximately 9 miles due west of the A1 trunk road.

The property is arranged over 2 floors and offers spacious, light business space, with a central core and reception area. The King Centre is set within mature grounds, with generous parking, just outside of the town centre of Oakham, off the northern bypass.

ACCOMMODATION

Office space is available from a single room upwards. Offices can be 'clustered' tailored to individual needs and we also offer fully functioning lab / R&D facilities.

PLANNING

We are advised that the current planning use for the property will be B1a.

BUSINESS RATES

Rateable value: To be assessed
Rates payable: Included within quoting rent.

TENURE

The accommodation is available on 'easy in - easy out' terms, utilising a standard Rutland County Council document.

RENT

£17.66 + VAT per Sq.Ft inclusive of all building related costs, but excluding rates, phone and broadband.

EPC

An Energy Performance Certificate will be available for inspection.

SERVICES

We understand that mains gas, electricity, water and drainage are connected to the premises. Test have not been undertaken of any appliances.

VIEWINGS

Strictly by appointment through **Reid Commercial Property** or **Moore's Commercial**

OTHER

Full layout plans and other additional information are available on request.



Reid Commercial Property Ltd. for themselves and for the vendors of this property whose agent they are give notice that:
The particulars are set out as a general guide only for the guidance of intended purchasers, and not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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