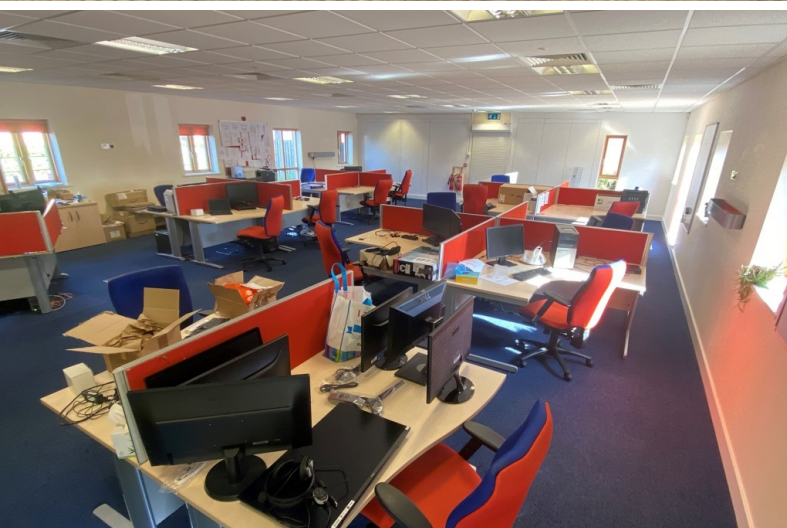


# OFFICE PREMISES TO LET

Unit 9, Saddlers Court, Oakham, Rutland, LE15 7GH



4,245 Sq Ft (394.36 Sq M)

£52,500 per annum exclusive

- ▶ 2 storey modern office premises
- ▶ Ample car parking
- ▶ Attractive 'out of town' location
- ▶ New lease available

## LOCATION

Oakham is a traditional market town, with a population of 12,149 at the 2021 Census. It is the main market town for the county and plays a pivotal role in providing facilities and services to a large network of rural villages. These office premises are situated in Oakham Office Park (Saddlers Court) which is located just off Lands End Way and Burley Park Way (A606) approximately 1 mile north of Oakham town centre in the principal employment area of the town.

Lands End Way has been subject to the recent developments of Tungsten Trade Park along with a new Aldi Supermarket, BP petrol filling station, Costa Coffee drive through and McDonalds in close proximity to Saddlers Court. It is understood that the development of Oakham Business Park, immediately to the north of Saddlers Court, is to commence shortly with approximately 75,000 sq.ft of trade counter, warehouse and industrial units due to be constructed.

## DESCRIPTION

The property comprises a modern two storey office building which was constructed in 2008/2009 and is of brick and block cavity external walls with timber cladding in part under a pitched roof with tiled covering.

The property is accessed via an attractive two storey central glazed entrance lobby with passenger lift and stairwell providing access to the first floor. Each floor essentially comprises open plan office accommodation which have been subject to a fit-out and sub-divided in part with glazed or demountable partitioning to provide various individual offices, meeting rooms and break out space.

The property benefits from w/c accommodation at ground floor level and kitchen facilities on both ground and first floor level. The specification also incorporates heating and cooling air conditioning, raised access floors and suspended ceiling with louvred lighting. We understand that the premises have the benefit of mains electricity, water and drainage, with Daikin air conditioning units. Each individual office has been fitted with an independent air conditioning unit.

Externally the property benefits from ample car parking (no. of spaces to be agreed) within a landscaped, surfaced car park adjacent to the property.



## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor	2,078	193.05
First Floor	2,168	201.41
<b>Total</b>	<b>4,245</b>	<b>394.36</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice.

## CURRENT RATING ASSESSMENT

The property is currently assessed as a whole in respect of its rating liability and will need to be split if the property is let in part. We advise all applicants to make their own enquiries of the rating liability with Rutland County Council which may be subject to transitional arrangements.

## EPC

The property has an Energy Rating of C.  
The EPC will be valid until 17 March 2029.

## RENT

£52,500 per annum exclusive.

## VAT

The position in respect of VAT is to be confirmed.

## LEGAL COSTS

Each party is to bear their own legal costs in respect of this transaction.

## POSSESSION

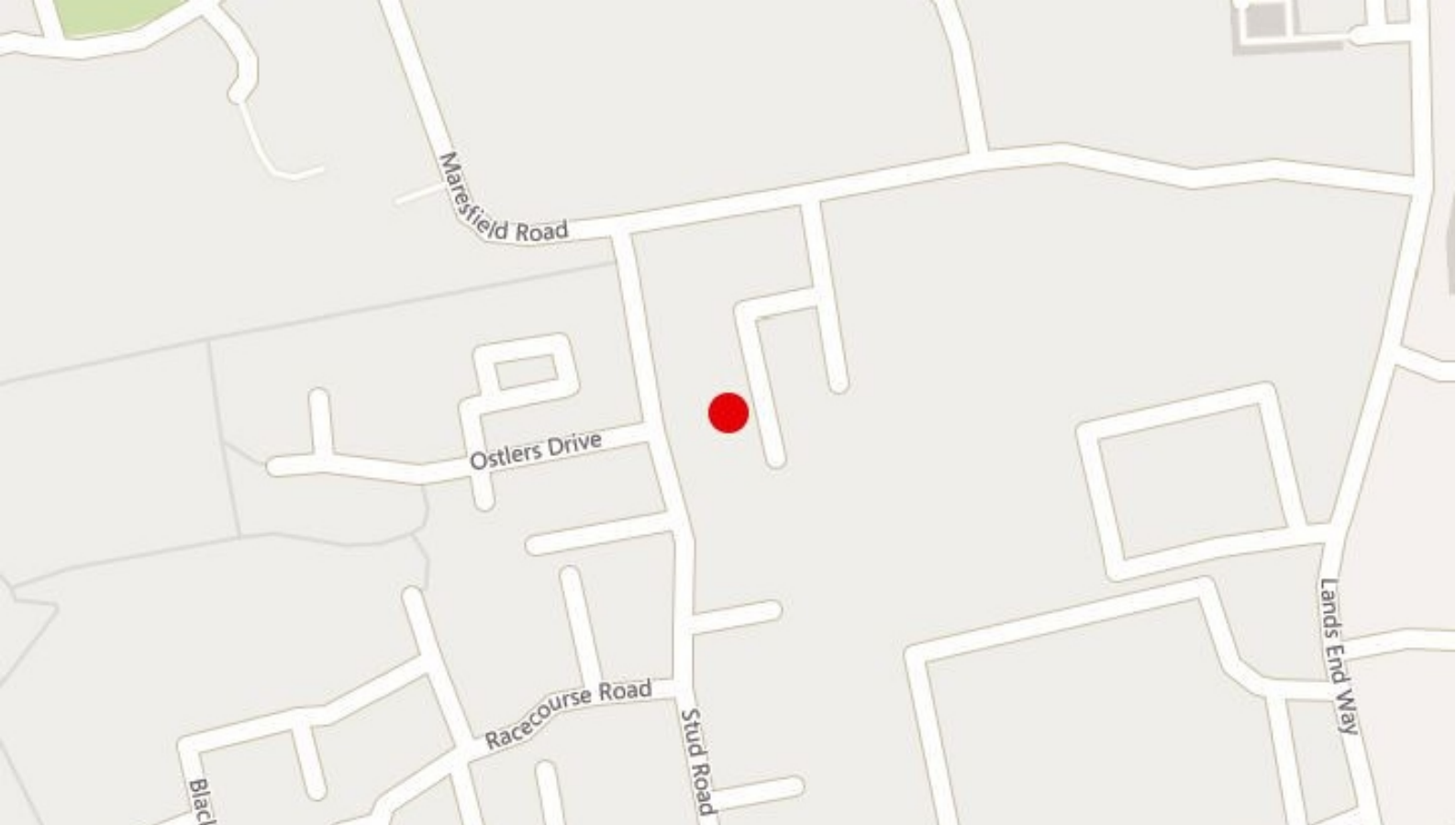
Further information on timescales for occupation can be obtained from the agent.

## SERVICE CHARGE

There is a service charge payable in respect of the upkeep and maintenance of the estate.

If the property is let in part then a building service will be applicable. Please contact the agent to discuss further.





## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

wjs@appleicester.co.uk

0116 254 0382



**Reg Pollock**

rp@appleicester.co.uk

0116 254 0382

### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.