



Chartered Surveyors & Estate Agents



**25a, Mill Street, Oakham, LE15 6EA**  
**£4,800 Per Annum**

TO LET

ON A LEASE

FIRST-FLOOR OFFICE ACCOMMODATION

IN THE TOWN CENTRE LOCATION

**Oakham**

5 Market Street  
Oakham  
Rutland LE15 6DY  
Tel: 01572 755555  
Letting Centre: 01572 755513  
[oakham@murray.co.uk](mailto:oakham@murray.co.uk)

**Stamford**

Sales Enquiries  
01780 766604  
Lettings Enquiries  
01572 755513

[stamford@murray.co.uk](mailto:stamford@murray.co.uk)

**Uppingham**

18 High Street East  
Uppingham  
Rutland LE15 9PZ  
Tel: 01572 822587  
Letting Centre: 01572 822587  
[uppingham@murray.co.uk](mailto:uppingham@murray.co.uk)

## DESCRIPTION

A first floor small suite of offices extending in total to approximately 360 sq. ft. with ground floor access from Mill Street.

The offices are located in a good location in the centre of the market town of Oakham, in the county of Rutland.

The accommodation comprises:

**GROUND FLOOR:** An entrance door from Mill Street provides access to small hallway with stairs leading up to the first floor accommodation; **FRST FLOOR:** two Offices, WC.

## ACCOMMODATION

### FIRST FLOOR

#### Office One

6.40 x 4.34 (21'0" x 14'3")

Storage heater, strip lighting.

#### Office Two

8.46m x 2.39m (27'9" x 7'10")

Storage heater, strip lighting.

#### WC

2.11 x 2.44 (6'11" x 8'0")

Fitted WC and wash hand basin.

## SERVICES

Mains water and sewerage are connected.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

## LEASE TERMS

We would envisage that this property will be let on an internal repairing lease with the Tenant being responsible for all internal repairs, internal decoration and to decorate the external woodwork and the Landlord being responsible for insuring the building, all external and structural repairs.

## LEGAL FEES

The Tenant will be required to contribute the sum of £500 towards the Landlord's legal costs incurred in preparing the lease.

## DEPOSIT

The Tenant is to be responsible to pay a deposit equal to three months' rent which is to be held for the duration of the lease by the Landlord as security. The deposit will be returned to the Tenant in full at the end of the lease assuming the Tenant has fulfilled all of their obligations under the lease.

## RATEABLE VALUE

Enquiries to Rutland County Council, Oakham 01572-722577

## RENTAL

The offices are available at the rental of £4,800.00 per annum.

## VIEWING

Strictly through the Sole Letting Agents: Murray, Market Street, Oakham, Rutland. LE15 6DY Tel. No: 01572 755555

## OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

## DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers 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.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.


4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

## Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	