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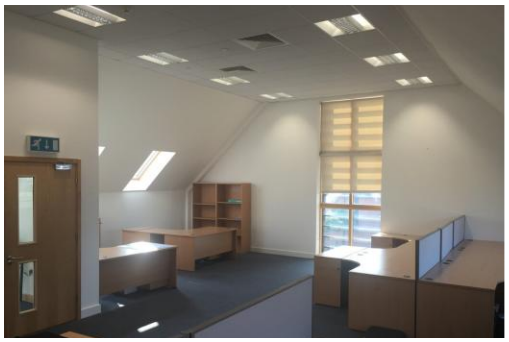
Offers In Region Of £330,000



4 Saddlers Court, Oakham, Rutland, LE15 7GH

High Specification Self contained offices on Oakham Office Park - ready for immediate occupation. High ceilings, full air conditioning and heating, Managers offices, boardroom/Showroom, technical room, secure data room/communications room with kitchen and wash area. Circa 1779 sq ft over the whole building and including kitchen and W/C's with allocated parking spaces for 8 cars.

Location
Saddlers Court Offices are situated at Oakham Office Park, which is just off Lands End Way and Burley Park Way (Oakham By pass). Burley Park Way (A606) is the main route around the outskirts of Oakham and is part of the new re-development taking place. In addition to the adjacent new housing estates the location boasts a new Family public house, new BP petrol station with Marks and Spencer's food, and recently opened Aldi.

Property Description
A rare opportunity to acquire freehold office space in an otherwise fully let office park, superbly presented with good shared facilities. Close to amenities and 15 minute walk into the town centre. Communal landscaped areas and dedicated car parking.

Accommodation
Accessed via the shared entrance into the communal ground floor hallway, Kitchenette and W/C's including one wheelchair accessible. Door to ground floor office with circa 848 sq ft of open plan space, from the entrance hall stairs to first floor landing and door to the 'L' shaped open plan office space with circa 930 sq ft of space. The building has been given an energy rating B, with full air conditioning and heating, motion sensor lighting and high ceilings for character.

Services
All mains services are connected to the property. Including BT fibre optic Broadband.

Terms
For sale freehold with vacant possession.

Rates
According to the valuation office agency website, the rateable value is:-
Ground floor - £9700 per annum
First floor - £10,500 per annum
For further information contact the local billing authority at Rutland County Council.

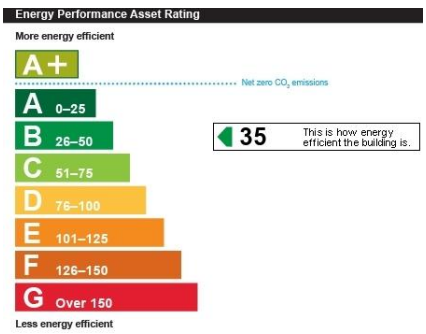
VAT
We are advised that VAT will be chargeable on the purchase price.

Legal Costs
Both Parties will be responsible for their own legal costs

Viewing
Viewing is strictly by prior appointment via the sole agents Moores Commercial Tel: 01664 431330 or via email office@moorescommercial.com

Parking
Allocated parking spaces in the bays marked bays for 8 cars.

Other
Finance may be available through Independent Financial Brokers and Moores Commercial would be please to make an introduction for you. The Brokers are completely Independent of Moores Commercial and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



Contact Details

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Important; we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.