

## TO LET

**RURAL OFFICE PREMISES  
WEST UNIT, JUBILEE LODGE  
RIDLINGTON, RUTLAND LE15 9AJ**



**An office premises situated in converted stables in a picturesque rural position, available to let on new lease**

**RENTAL: £7500 PER ANNUM**

## Location

Jubilee Lodge itself benefits from an excellent location just outside the village of Ridlington, only 2.3 miles from the A47, and in a picturesque rural position overlooking open country side.

The attached location plan highlights the ease of access offered to Leicester, Uppingham, Melton Mowbray and Oakham.

## Description

Jubilee Lodge is a recently converted former stable block now providing three self-contained office suites.

West Unit provides the following key features:

- Kitchen
- WC facilities
- Three core perimeter trunking
- Cat 5E cabling
- Surface mounted lighting
- Exposed original roof timbers
- Wet radiator central heating\*
- Hardwood double glazed windows
- Allocated parking

There is a variety of office space giving both cellular and open plan working areas.

\* The heating system is powered by an oil fired boiler.

## Accommodation

### Reception

4.19m (13'9") x 4.78m (15'8") overall.  
Strip Lighting and radiator

### Store Room

1.40m (4'7") x 3.0m (9'10")  
Radiator

### Office 1

4.17m (13'8") x 4.42m (14'6")  
Dual aspect with radiator and strip lighting.

### Office 2/File Room

4.47m (14'8") x 2.41m (7'11").  
This room provides access to the Kitchenette, toilet and main office.



### **Office 3**

12.09m (39'8") x 4.29m (14'1") overall.

This is the main open plan office which is divided into three areas, strip lighting, 3 radiators, double opening doors to the rear elevation.



### **Kitchenette**

2.21m (7'3") x 1.75m (5'9").

Floor and wall mounted units with stainless sink plus drainer, an electric water heater above, radiator.



### **Toilet/WC**

Low level WC and wash hand basin with electric water heater above.



### **Tenure and Terms**

The offices are available leasehold on a new full repairing and insuring lease for a term of years to be agreed.

### **Service Charge**

A service charge of £2,300 per annum will be payable by the Tenant to the cost of heating and the cleaning and maintenance of common parts.

### **Legal Costs**

The tenant will be expected to contribute the sum of £500 plus VAT towards the cost of the landlord's reasonable legal expenses in preparing the lease.

### **Rates**

Enquiries to Rutland County Council Tel No. 01572 722577.

### **VAT**

The Tenant will pay any VAT the Landlord may be under an obligation or choose to impose on the rent or service charge payments.

## Viewing

By prior arrangement through the agents:

E.A. Lane & Sons

100 Regent Road

Leicester

LE1 7DG

Tel: 0116 233 6433; Fax: 0116 2333210

Email: [noelmanby@ealane.com](mailto:noelmanby@ealane.com)

### VIEW FROM JUBILEE LODGE

