



First Floor Office

2 Pillings Road, Oakham, LE15 6QF

First Floor office in Oakham TO LET

Rent £8,750 per annum

890 sq ft
(82.68 sq m)

- Parking for 8 cars included
- Available immediately
- Office/ training function
- Secure access
- Short walk from Oakham Town Centre
- 24/7 Access and Parking
- Small business relief should apply to any Business rates.

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Summary

Available Size	890 sq ft
Rent	£8,750.00 per annum
Business Rates	Upon Enquiry
Service Charge	To be applied and to cover utilities
Car Parking	8 spaces available
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (111)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Central office	395.50	36.74	Available
1st - Training/ boardroom	145	13.47	Available
1st - Private office	68	6.32	Available
Total	608.50	56.53	

Description

Located within 2 Pillings Road - (Oakham Self Storage) is a first floor office with a central operation capacity of 8 desks, extra internal glazed partitions have been added providing 2 separate working areas with board room/ training capabilities and a private office function. Within the office there is a well proportioned Kitchenette, dual welfare facilities and a shower.

The office is secure and access is through the Self Store operation with fob operated access.

Location

Pillings road, a well served industrial estate housing commercial sales and goods, motor trade, workshops and Builders Yards and all within a short walk from Oakham Town Centre.

Terms

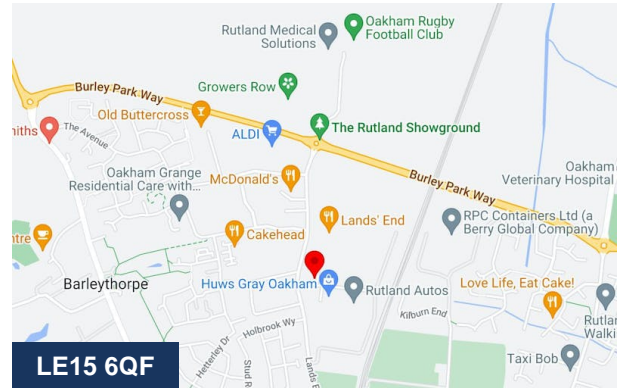
A new IRI lease will be produced for a 5 year period with a 3 year review and break. Rent is set at £8,750 per annum. A service charge will apply to include gas and electric - The tenant will be liable for water and internet from their own provider. A deposit equal to 3 months rent will be required and rent is paid quarterly in advance.

Viewings

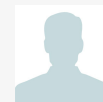
Viewing is strictly by prior appointment with the agents P & F Commercial Tel:01664 431330 or office@pandfcommercial.com

Services

We are advised that main services are connected to the property. These services have not been inspected or tested by the agent.



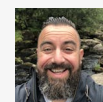
Viewing & Further Information



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