



## Unit A

51 Pillings Road, Oakham, LE15 6QF

**Industrial/ Storage & Office Unit TO  
LET - £58,000 + Vat per annum**

**7,275 sq ft**  
(675.87 sq m)

- Available immediately
- 6875 sq ft Industrial/ Storage Unit
- 400 sq ft 2 storey office block
- Front & rear roller shutter access
- Welfare facilities provided
- Clean and clear unit
- 24/7 Access
- Individually metered

# Unit A, 51 Pillings Road, Oakham, LE15 6QF

## Summary

<b>Available Size</b>	7,275 sq ft
<b>Rent</b>	£58,000 per annum
<b>Business Rates</b>	To be assessed
<b>Service Charge</b>	£0.75 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Industrial storage	6,875	638.71	Available
Unit - 2 Story office block	400	37.16	Available
<b>Total</b>	<b>7,275</b>	<b>675.87</b>	

## Description

Unit A is an open plan 6875 sq ft Industrial/ Storage space & 400 sq ft Office block set over 2 floors. The unit has some structural steel columns and could be split to add additional division for workshop/ storage space. There are welfare facilities, parking and 2 front roller shutter doors. The unit also benefits from having a new roof, new roof lights and three phase power.

## Location

51 is located at the end of Pillings road, a well served industrial estate housing commercial sales and goods, motor trade, workshops and Builders Yards, all within a short walk from Oakham Town Centre.

## Terms

Offered for let on new 5 year fully repairing and insuring lease - the quoted rent is £58,000 + Vat. A deposit equal to 3-months rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

## Viewings

Viewing is strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Services

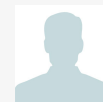
We are advised that mains services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent. On larger units individual meters will be installed.

## Service charge

A service charge will be applied towards upkeep and maintenance of the Estate Roads and communal areas, with contributions dependant on the size of space occupied.



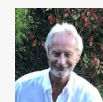
## Viewing & Further Information



### Luke Owen

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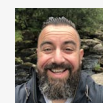
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