



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

Available Size	7,275 sq ft
Rent	£58,000 per annum
Business Rates	To be assessed
Service Charge	£0.75 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	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 Storey office block	400	37.16	Available
Total	7,275	675.87	

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 5 roller shutter doors in total, 2 to the front and 3 to the rear. 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 TO 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 and there is a service charge for the shared access and gates of £0.75 per foot.

Viewings

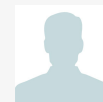
Viewing is strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

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.



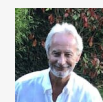
Viewing & Further Information



Luke Owen

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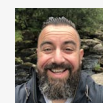
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