



Unit E

51 Pillings Road, Oakham, LE15 6QF

Industrial/Storage Unit

TO LET - £35,200 + Vat per annum

4,400 sq ft

(408.77 sq m)

- Available immediately
- 4400 sq ft unit
- Front & rear roller shutter access
- Modern steel frame and clad construction
- 6.15m Eaves - 8m Ridge - 4.5m Roller shutter
- Individually metered
- 24/7 Access

Unit E, 51 Pillings Road, Oakham, LE15 6QF

Summary

Available Size	4,400 sq ft
Business Rates	To be assessed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	£0.75 per sq ft
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
Building - Warehouse	4,400	408.77	Available
Total	4,400	408.77	

Description

Unit E is an open plan unit with a clean and clear hard standing concrete floor, parking and front & rear roller shutter door access for deliveries. The unit also benefits from three phase power and powered roller shutter doors.

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 leases - the quoted rent is £35,200 + 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

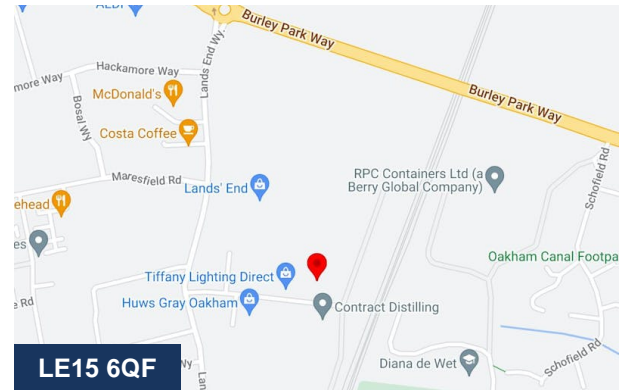
Viewing is strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Services

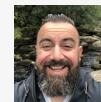
We are advised that mains services are connected to the property with the exception of gas. 3 Phase power can be provided. These services have not been inspected or tested by the agent. On larger units individual meters will be installed.

Estate 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. This is estimated to be circa £0.75 per foot for the first 12 months



Viewing & Further Information



Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com