



51 Pillings Road

Oakham, LE15 6QF

**4 x Industrial/Storage Units FOR
SALE - From £300,000 + VAT**

Individually or as a whole.

3,720 to 17,100 sq ft
(345.60 to 1,588.64 sq m)

- Units are only for sale by way of Vendor financed option
- Roller shutter access to front and rear
- On site parking available
- 24/7 Access
- Freehold prices subject to VAT

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Summary

Available Size	3,720 to 17,100 sq ft
Car Parking	Ample on site parking.
VAT	Applicable. VAT Will apply to the Freehold value - Subject to status TOGC rules may apply
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

Description

51 Pillings road is a 25,000 sq ft industrial hub with parking in Oakham. Unit A is under offer. The property has recently undergone an extensive schedule of works to include new slate roofs, new basic electrical installation. Clean and clear units.

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 and all within a short walk from Oakham Town Centre. In addition to the adjacent new build housing estates the location boasts a new Family public house, BP petrol station with Marks and Spencer's food, Aldi, McDonalds and Costa Coffee.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Tenure	Price	Availability
Building - Unit B - Warehouse with Mezz	4,775	443.61	For Sale	£350,000Plus VAT	Available
Building - Unit C - Warehouse	3,720	345.60	For Sale	£300,000Plus VAT	Available
Building - Unit D - Warehouse	4,240	393.91	For Sale	£325,000Plus Vat	Available
Building - Unit E - Warehouse	4,365	405.52	For Sale	£400,000Plus Vat	Available
Total	17,100	1,588.64			

Terms

Offered for sale via way of Vendor funded package at 100% loan to value. 100% of the purchase price will be funded by a fixed rate interest and capital repayment mortgage over ten years at 7.5% from the freehold owners. A service charge will be applied towards upkeep and maintenance of the Estate Roads and communal areas, dependant on the size of space occupied.

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 can be installed.



Viewing & Further Information

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