



8, 14 and 14a Pillings Road

Factory and Office Premises, Oakham, LE15 6QF

A freehold investment of 3 separate properties plus secure yard, all let to the same tenant

Price Guide £740,000 FREEHOLD

3,768 to 8,577 sq ft
(350.06 to 796.83 sq m)

- 3 Separate Industrial Units and an enclosed yard
- All let to the same tenant on aligned 10 year leases running from May 2020
- Current Rent £43,000 with a rent review in May 2025
- Fully functioning as a food preparation centre
- Potential ERV on review of circa £60,000 at £7.00 per Sq Ft rent

8, 14 and 14a Pillings Road, Factory and Office Premises, Oakham, LE15 6QF

Summary

Available Size	3,768 to 8,577 sq ft
Price	Offers in the region of £740,000
Rateable Value	£31,500 Please enquire from Rutland County Council for rates payable
EPC Rating	Upon enquiry

Description

The property comprises of 3 originally separate factory units, within a secure yard. The accommodation is to a high specification, being used in the food processing industry.

Location

Oakham is the county town of Rutland with a growing population of approximately 13,000 (up from 12,150 in the 2021 Census). It is within convenient travelling distance of Leicester, Grantham, Nottingham and Peterborough and situated approximately 9 miles due west of the A1 trunk road.

Accommodation

The accommodation comprises the following GIA

Name	sq ft	sq m	Availability
Unit - 8	4,809	446.77	Available
Unit - 14 & 14a	3,768	350.06	Available
Total	8,577	796.83	

Viewings

Strictly by appointment through Reid Commercial Property or P&F Commercial on 01664 431330 or by email office@pandfcommercial.com

Planning

We are advised that the current planning use for the properties is B1 industrial (now Class E)

Tenure

The overall property is let on 2 separate leases (No.8 and No's 14 & 14A), identical and running contemporaneously. Both leases are from 12/5/2020, expiring on the 12/5/2030. There is a tenant break at 12/5/26, with rent review on the 12/5/2025. Both leases are held on an FRI basis, subject to a Schedule of Condition.

EPC

Energy Performance Certificates will be available for inspection. However the respective ratings are No.8 115 (Band E) No's 14/14A 143 (Band F)

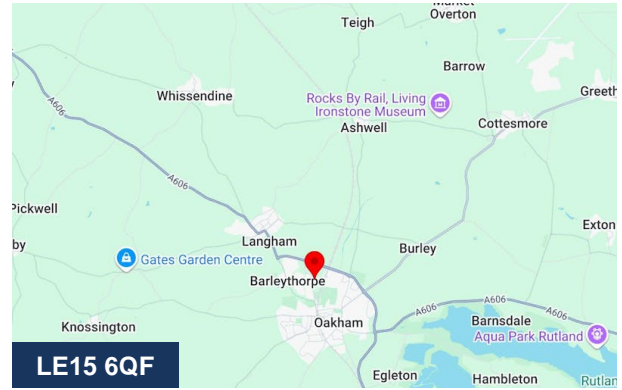
Rents

No.8 £21,500 + VAT per annum exclusive.

No's 14 & 14A £21,500 + VAT per annum exclusive.

Services

We understand that mains electricity, water and drainage are connected to the premises. No services or appliances have been tested by the Agents



Viewing & Further Information

Keith Pepperdine

01664 431330

keith@pandfcommercial.com

