



Unit B

51 Pillings Road, Oakham, LE15 6QF

Industrial/Storage Unit TO LET -
£32,500 + Vat per annum

4,775 sq ft
(443.61 sq m)

- 3600 sq ft ground floor
- 1175 sq ft mezzanine
- Front roller shutter access
- Office space capabilities can be situated on the mezzanine
- On site parking available
- Welfare facilities provided
- 24/7 Access
- Individually metered

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

Summary

Available Size	4,775 sq ft
Rent	£32,500 per annum
Business Rates	To be assessed when split
Service Charge	£0.75 per sq ft
Car Parking	Ample on site parking
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

Description

51 Pillings Road is a 25,000 sq ft industrial hub set in an characterful Victorian building. Unit B is an open planned unit with some structural steel columns and offers welfare facilities along with a fire exit, parking and front roller shutter door access for deliveries. The unit also benefits from having a new roof, new roof lights, 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Ground floor	3,600	334.45
Unit - Mezzanine	1,175	109.16
Total	4,775	443.61

Viewings

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

Terms

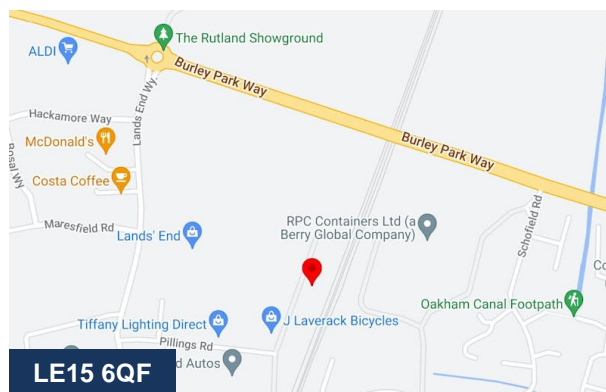
Offered for let on new 5 year fully repairing and insuring leases - the quoted rent is £32,500 + Vat. A deposit equal to 3-months rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

Services

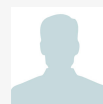
We are advised that mains services are connected to the property with the exception of gas. 3 Phase power can be provided. These services have not been inspected or tested by the agent. On larger units individual meters will be installed.

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



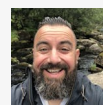
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