



27b Pillings Road, Oakham, LE15 6QF

## Industrial Unit in Oakham Town Location

£9,000 per annum - NO VAT

1,200 sq ft

- 1200Sq ft warehouse with w/c
- £9,000 per annum No VAT
- 2 car parking spaces available
- Available March 2026
- Plus landlords insurance
- Oakham/Rutland location

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## Summary

Size - 1,200 sq ft unit  
Rent - £9,000  
VAT - Not applicable  
Business Rates - £7,000 per annum - small business rate relief should apply subject to status  
Insurance - re charged at cost  
EPC - Exempt (no Heating)

## Description

A rare opportunity to lease a warehouse in the heart of Oakham's main industrial area. The space offers an open plan warehouse unit measuring approximately 1200 sq ft with w/c.

27a is also available and offers a floor area of 2700 sq ft plus the additional permanent mezzanine offices to the front. This unit is £25,000 per annum.

## Location

27b Pillings road is located on 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 housing estates the location boasts a new Family public house, new BP petrol station with Marks and Spencer's food, Aldi, McDonalds and Costa Coffee.

## Accommodation

27B offers 1200 sq ft of space with roller shutter door - at a rental guide of £9,000 per annum. No VAT will apply, With open plan space and a w/c. Accessed by a personnel door and roller shutter access to the side of the building.

## Terms

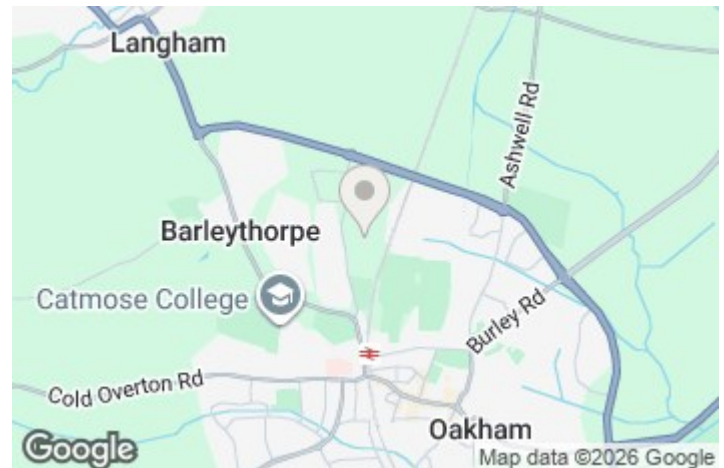
The property is available on a new fully repairing and insuring lease on a 5 year term with a review after 3 years and a break if required.

3 months rent deposit will be required.

Unit 27b - £9,000 per annum with no VAT

Buildings insurance will be re-charged at cost.

Unit 27a is also available if larger space is required, at an initial passing rent of £25,000 per annum



## Viewing and Further Information

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