



Unit 4, 51 Pillings Road, Oakham LE15 6QF

Industrial/Storage Unit TO LET -  
£27,500 + Vat per annum

Oakham Town Location

Available Immediately

- Industrial/Storage Unit TO LET -  
£27,500 + Vat per annum
- 4240 sq ft ground floor + Office and  
Mezz
- Front roller shutter access
- On site parking available Welfare  
facilities provided
- 24/7 Access

Unit 4, 51 Pillings Road, Oakham LE15 6QF

## Summary

Available Size - 4,240 sq ft  
Rent - £27,500 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

Unit 4 is an open planned unit with some structural steel columns and offers welfare facilities along with a fire exit, parking and front & rear roller shutter door access for deliveries. The unit also benefits from having a new roof, new roof lights, power supply and powered roller shutter doors.

### Location

51 Unit 4 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:

Ground floor - 4240 sq ft  
Mezzanine/office and welfare facilities

### Viewing

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

### Terms

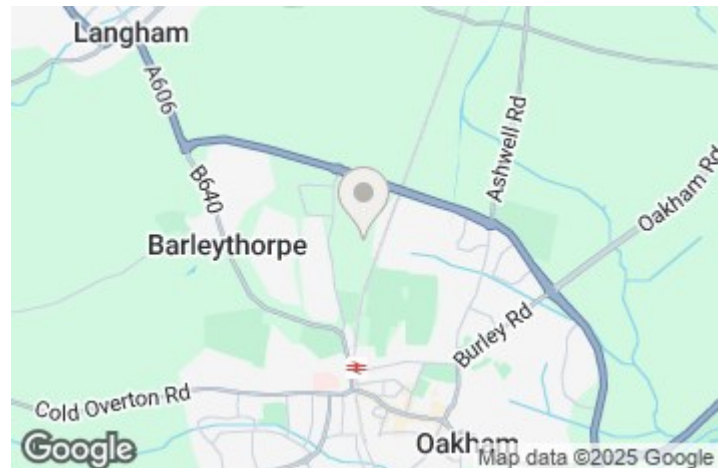
Offered for let on new 5 year fully repairing and insuring leases -  
The quoted rent is £27,500 + Vat per annum. A deposit equal to  
3-months rent will be required and there will be a contribution to  
the Buildings Insurance arranged by the Landlord. Rent is paid  
quarterly in advance.

### 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 and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

