



27a Pillings Road, Oakham, LE15 6QF

Industrial Unit and Office space in  
Oakham Town

£25,000 per annum - NO VAT

2,700 sq ft of industrial and office  
space

- 2,700 Sq ft warehouse and office space
- £25,000 per annum No VAT
- 4 car parking spaces available
- Available March 2026
- Plus landlords insurance
- Oakham/Rutland location

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## Summary

Size - 2700 sq ft unit and office space  
Rent - £25,000  
VAT - Not applicable  
Rateable value - £16,500 per annum  
Insurance - re charged at cost  
EPC - Awaited

## Description

A rare opportunity to lease a warehouse and office premises in the heart of Oakham's main industrial area. The space offers front reception and ground floor office, with several office and store rooms on the first floor. The main warehouse is open plan and is in good condition throughout, with windows offering light to the side elevation. The landlord will consider fitting a roller shutter door to the rear of the warehouse to give fork lift access to the unit.

Unit B to the rear of 27A is also available by separate negotiation and offers 1,200 sq ft with roller shutter door and w/c, offered at £9k per annum,

## Location

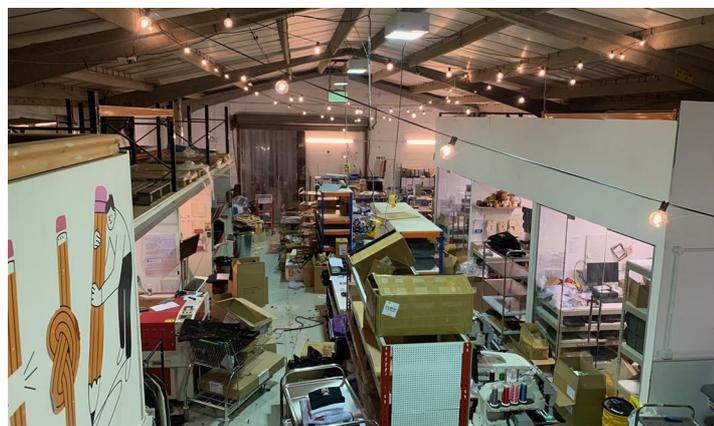
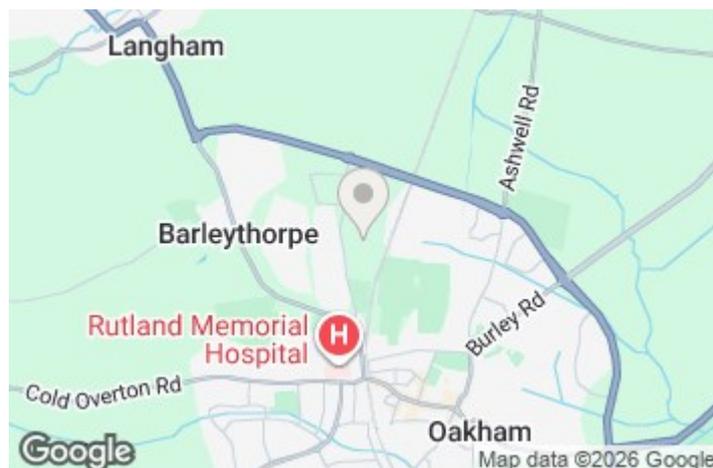
27a Pillings road is located on a well served industrial estate housing commercial sales and goods, motor trade, workshops and Builders Yards and all within a short walk from Oakham Town Centre. In addition to the adjacent new build housing estates the location boasts a new Family public house, new BP petrol station with Marks and Spencer's food, Aldi, McDonalds and drive through Costa Coffee.

## Accommodation

27a, has a total floor area of 2,700 sq ft plus the additional permanent mezzanine offices to the front. 27b is also available and offers 1,200 sq ft of space with roller shutter door

## Terms

A new fully repairing and insuring lease will be created on 5 year terms with a 3 year review. Break if required. 3 months rent deposit will be required.  
Unit 27a - £25,000 per annum  
Unit 27b - £9,000 per annum  
VAT will not be applicable  
Buildings insurance will be re-charged at cost.



## Viewing and Further Information

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