



27b Pillings Road, Oakham, LE15 6QF

Rutland/Oakham Town Location

£9,000 per annum - NO VAT

1200 sq ft industrial unit

- 1200 Sq 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

Summary

Rent - £9,000
Size - 1200 sq ft unit
EPC - Not applicable
Rateable value - £7000 per annum - small business rate relief should apply subject to status
VAT - Not applicable
Insurance - re charged at cost

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 build housing estates the location boasts a new Family public house, new BP petrol station with Marks and Spencer's food, Aldi, McDonalds and soon to open 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

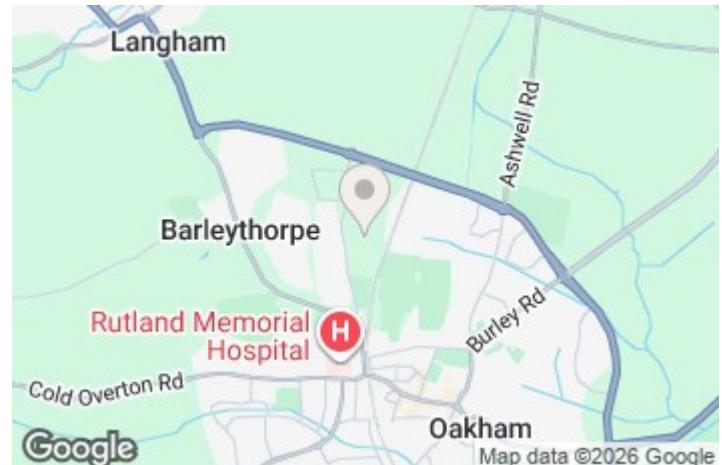
The property is available on a new fully repairing and insuring lease. 3 months rent deposit will be required. Terms will be 5 years in length with a 3 year break if required.

Unit 27b - £9,000 per annum

VAT will not be applicable

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

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330