



Unit 4, 51 Pillings Road, Oakham LE15 6QF

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

4240 Sq. ft + Mezz

Available immediately

- Industrial/Storage Unit TO LET -
£27,500 + Vat per annum Increasing
- 4240 sq ft ground floor
- Mezzanine can be utilized for office and
or additional storage space
- On site parking available Welfare
facilities provided
- 24/7 Access
- Front roller shutter access

Summary

Available Size - 4,240 sq ft
Rent - £27,500 per annum Increasing - see terms
Business Rates - To be assessed
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 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 Pilings is located at the end of Pilings 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 and WC

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 Year 1 £27,500, Year 2 £28,325, Year 3 £29,174.25, Year 4 £30,049.99 & Year 5 £30,951.49

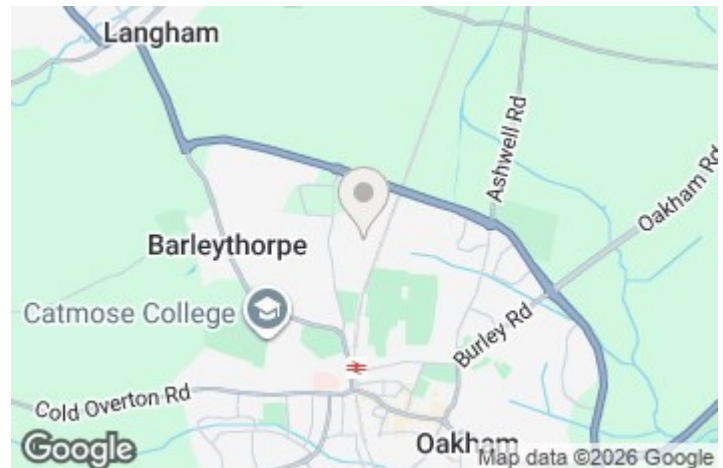
A deposit equal to 3-months rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. Service charge of 0.75p per square ft for upkeep of shared areas.

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

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Tel: 01664 431330

