



Reid Commercial Property

T: 01572 729050 M: 07860 116401

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8-14 PILLINGS ROAD, OAKHAM, RUTLAND LE15 6QF



TO LET (May sell)

**FACTORY AND OFFICE PREMISES WITHIN
SECURE YARD**

GIA: 7,173 Sq.Ft (666.62 m.Sq) (Can Split)

RENT: £43,000pax

Reid Commercial Property Ltd. The Office, 3 Melton Road, Langham, Rutland LE15 7JN T: 01572 729050 M: 07860 116401

E: steve@reidcommercial.co.uk Skype: [rutland.property](https://www.skype.com/add?contact=rutland.property)

www.reidcommercial.co.uk

Reid Commercial Property is the trading name of Reid Commercial Property Ltd Company registered in England No. 09562232. Registered office as above

LOCATION & DESCRIPTION

Oakham is the county town of Rutland with a population of approximately 11,000. It is within convenient travelling distance of Leicester, Grantham, Nottingham and Peterborough and situated approximately 9 miles due west of the A1 trunk road.

The overall property comprises of originally 3 separate industrial units, which have been considerably improved and part extended. One unit now provides high specification office space, the balance being quality workshop and factory space. The premises are set within a secure yard, with concrete standing.

ACCOMMODATION

GIA 666.62 m.Sq 7,173 Sq.Ft (NB Can subdivide)

PLANNING

We are advised that the current planning use for the property is B2.

BUSINESS RATES

Rateable value: £27,500

Rates payable: Please contact Rutland County Council

TENURE

The property is available on an effective Full Repairing & Insuring lease, term to be agreed. Each party will be responsible for their own legal costs in this matter.

NOTE

Consideration will be given to the sale of the Freehold interest .

RENT

£43,000 per annum exclusive. VAT will be levied.

EPC

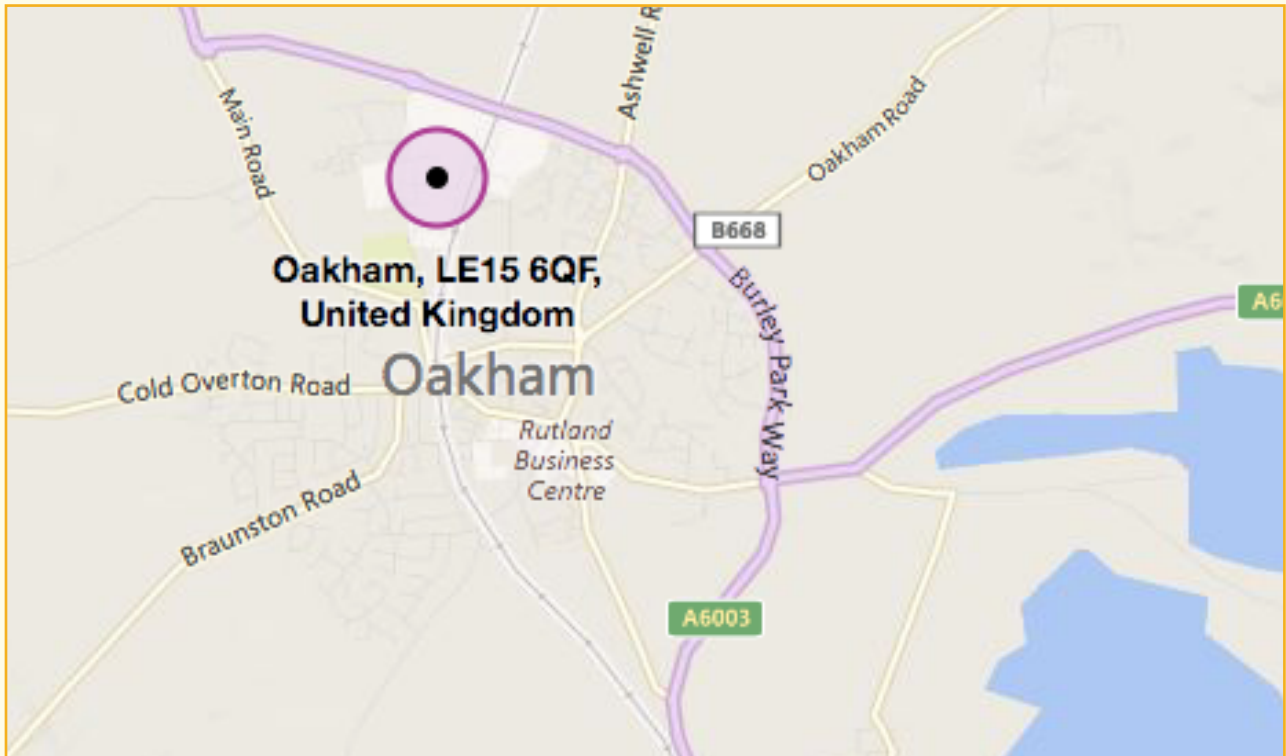
The energy rating is 115 (E). An Energy Performance Certificate is available for inspection.

SERVICES

We understand that mains gas, electricity, water and drainage are connected to the premises. Test have not been undertaken of any appliances.

VIEWINGS

Strictly by appointment through **Reid Commercial Property**.



Reid Commercial Property Ltd. for themselves and for the vendors of this property whose agent they are give notice that:
The particulars are set out as a general guide only for the guidance of intended purchasers, and not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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