

**INDUSTRIAL / STORAGE / OFFICE UNIT**

**TO LET**



**OUNDL MARINA INDUSTRIAL ESTATE, Barnwell Road  
Oundle, Northamptonshire PE8 5PA**

**SIZE: 3,058 sq. ft. (325.93 sq. ft.)**







#FileNo: 801171866

**Eddisons**



# OUNDLE MARINA INDUSTRIAL ESTATE

BARNWELL ROAD, OUNDLE PE8 5PA

|  |  |  |  |  |  |
|---|---|---|---|---|---|
| Agreement   | Detail  | Rent/Price  | Size  | Location  | Property ID   |
| To Let  | Various units available<br>Flexible Terms   | Main Building - £13,750 pax<br>Storage Unit - £6,000 pax                          | 3,058 sqft (325.93 sq m)<br>N/A   | Oundle Marina, PE8 5PA  | #801.171866   |

For Viewing & All Other Enquiries Please Contact:



SIMON PARSONS MRICS  
Director

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Description

The Main Building

Fronting the estate, the main building comprises a terrace of industrial units, with the benefit of car parking to the front of the unit. The property provides pedestrian access; however, the construction of the building allows the loading access to be provided at one end of the building. Internally, the building has been partitioned to provide various storage rooms and a larger work area at one end. This allows the building to be either used as offices or the partitions to be removed and create a single storage unit. The building has been provided with suspended ceiling to allow for a labour intensive business, however this can be removed to create an increased floor to ceiling height.

Storage Unit

A lock-up storage unit suitable for additional storage of materials / good etc for a business or to provide personal storage. Located on the Marina the unit is also situated in an attractive location with the benefit of the outlook onto the water.

Accommodation

Areas are provided on a gross internal area basis;

| Area   | m <sup>2</sup> | ft <sup>2</sup> |
|--|----------------|-----------------|
| Ground Floor - Office/Storage/Light industry | 325.93         | 3,058           |

Energy Performance Certificate

Main Building - C (54)

Rateable Value

Charging Authority: North Northants Council

We have made enquiries with the Valuation Office website, <https://www.gov.uk/find-business-rates>. We understand that the property has the following Rateable Value

|   |        |
|---|--------|
| * Area B Offices 1-7 Admin Block, Oundle Marina | £4,600 |
| * Area A Office 8 Admin Block, Oundle Marina    | £5,800 |
| * Storage Unit                                  | N/A    |

Enquiries should be made via the Sole Agents.

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Services

The property benefits from mains electricity and water. We have not tested the services and interested parties should make their own enquiries.

Rent

| Area          | Annual Rent |
|---------------|-------------|
| Main Building | £13,750     |
| Storage Unit  | £6,000      |

VAT

VAT will be charged on the rent.

Legal Costs

Each party to bear their own costs in relation to this transaction.

Lease Terms

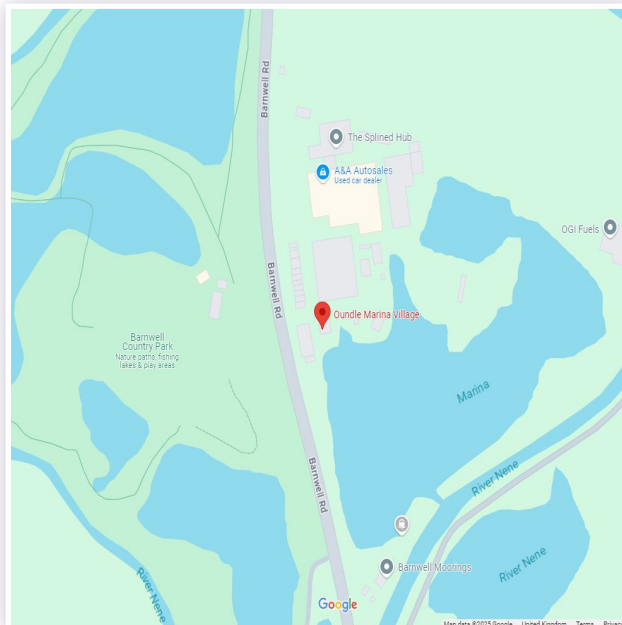
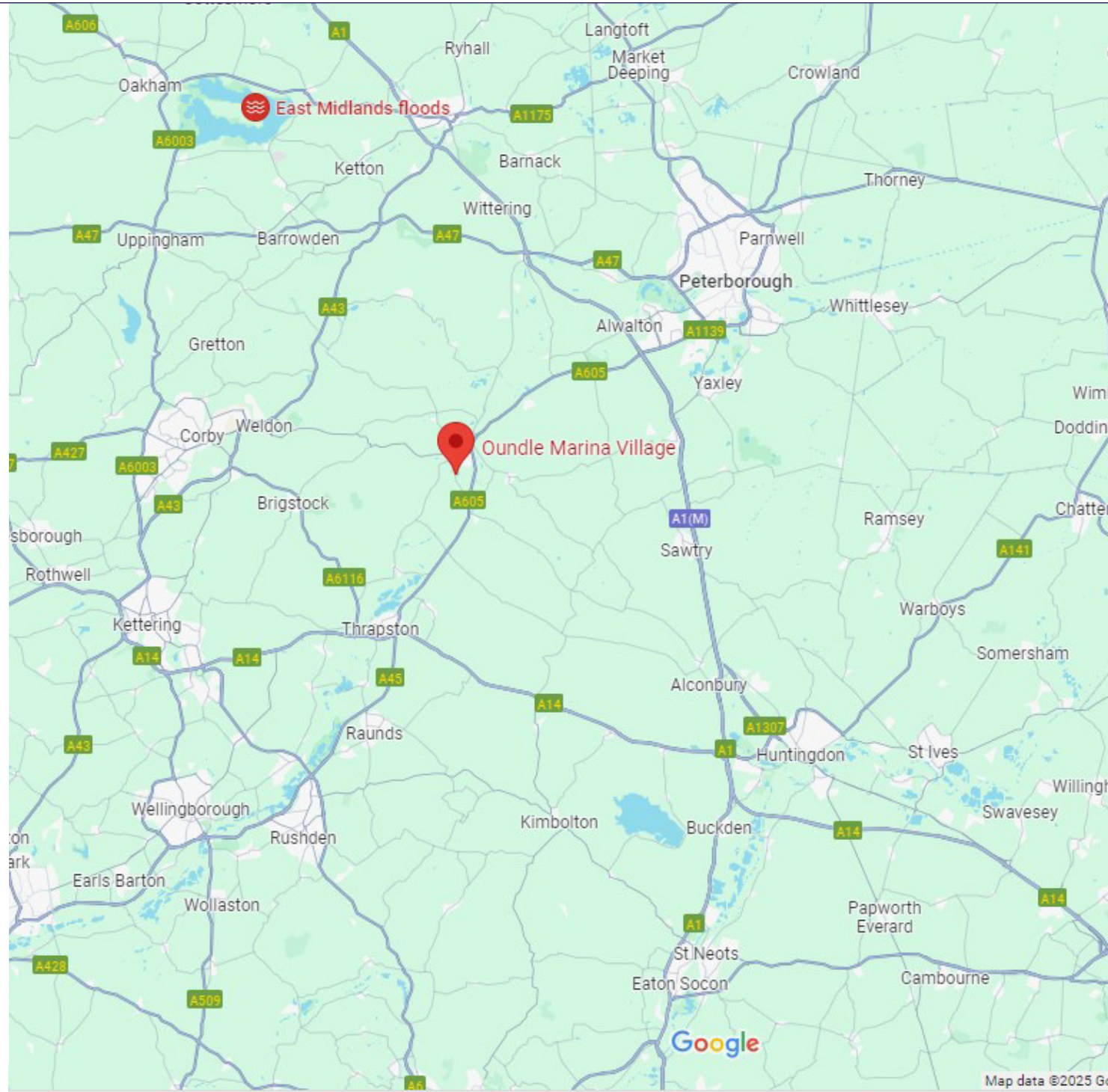
Standard FRI lease of 3 to 5 year outside the 1954 Act with a flexible rolling break option.

Shorter leases will be considered.

## Location

The property is situated on the edge of the market town of Oundle in Northamptonshire. Located just off the A605 linking Peterborough to the A14 at Thrapston, the property benefits from good communication to both the A1 motorway and the A14.

Oundle Marina is located approximately 0.75 miles south of the historic town of Oundle. Access to the site is off Barnewell Road which links the town centre with the A605 Oundle bypass to the south.





Google



