

WORKSHOP / STORAGE UNIT (Known as Rear of Unit 6)

To Let



OUNLE MARINA INDUSTRIAL ESTATE, BARNWELL ROAD
OUNLE, NORTHAMPTONSHIRE PE8 5PB
801.171866/2026A



OUNDL MARINA INDUSTRIAL ESTATE

BARNWELL ROAD, OUNDLE, PE8 5PB



Agreement

To Let



Detail

Small steel-clad
Workshop / storage unit
Self-contained
Concrete forecourt



Rent

£5,000pax



Size

59.6 sq.m (642 sq.ft.)



Location

Barnwell Road, OUNDLE
PE8 5PB



Property ID

801.171866

For Viewing & All Other Enquiries Please Contact:



SIMON PARSONS MRICS
Director

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Property

The property comprises a steel framed unit, clad with steel sheeting. The unit has previously being used as a 'Welding Shop' and would suit a similar use or for the purpose of storage. Outside the unit is a small forecourt area providing parking for a van and access to the unit. Access is obtained via a double steel door, opening outwards onto the forecourt area. The unit benefits from electricity, with a communal shower and toilet facility on-site.

The unit is situated to the rear of the estate, overlooking the Marina and offering an attractive working environment and set within the larger multi-let industrial estate. Vehicle access to the unit is via the service road leading to the front entrance of the estate.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following Gross Internal floor area.

Area	m ²	ft ²
Workshop / Storage	59.6	642

Energy Performance Certificate

An EPC is available upon request from the agents.

Services

Mains electricity is provided to the unit. Services have not been tested and interested parties are advised to make their own enquiries with the Sole Selling Agents in the first instance.

Business Rates

The unit is not assessed for Business Rates purposes.

Tenure

The property is available **To Let** by way of a short term lease on terms to be agreed.

Rent

£5,000 per annum exclusive

VAT

VAT will be payable in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Location

Oundle Marina Industrial Estate is situated immediately to the south of Oundle town and accessed via Barnwell Road, which links Oundle town centre to the A605. The A605 links Peterborough in the north to the A14 in the south, therefore providing excellent communications to the A1 and the A14 and surrounding road network. The property itself is positioned in the middle of estate and overlooking the marina.





