



Gable Barn, Dovecote Yard, Pilton Lane  
Wadenhoe, PE8 5SU  
801.

# Gable Barn

Dovecote Yard, Pilton Lane, Wadenhoe, Peterborough PE8 5SU



## Agreement

To Let



## Detail

OFFICE



## Rent

£14,000 pax



## Size

50.3 sq m (543 sq ft)



## Location

Wadenhoe, PE8 5SYU



## Property ID

801.

**For Viewing & All Other Enquiries Please Contact:**



## Gavin Hynes

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## Property

The property comprises a well-presented office arranged over ground and first floor, located in Wadenhoe. The ground floor provides an open plan office area, benefitting from a small kitchenette and WC. A mezzanine-style first floor offers additional open-plan area, ideal for a private office, storage or breakout space.

Externally there are 4 car parking spaces.

## Accommodation

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

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	38.7	418
First floor	11.6	125
Total NIA	50.3	543

## Energy Performance Certificate

Rating: C (53)

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** East Northamptonshire Council  
**Description:** Office and Premises  
**Rateable value:** £4,450  
**UBR:** 0.432  
**Period:** 2026

**100% Small Business Rates Relief will be available to qualifying occupiers.** Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**£14,000 per annum exclusive**

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT may be charged 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 tenants prior to instruction of solicitors.

## Location

Wadenhoe is a small village located above the River Nene, predominantly comprising traditional limestone properties. The property is situated off Pilton Lane, within the village.

The market town of Oundle is approximately 4 miles north and provides a range of shops, cafés, and services. Thrapston lies around 6 miles south with access to the A14, while Peterborough is approximately 15 miles east, offering wider retail facilities and mainline rail services to London.





