

STORAGE / RETAIL / TRADE UNIT

To Let



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



OUNDL MARINA INDUSTRIAL ESTATE

BARNWELL ROAD, OUNDLE, PE8 5PB



Agreement

To Let



Detail

Detached single storey unit

Suitable for trade or quasi-retail use

Fitted out with shelving

Opportunity to fit loading door



Rent

£15,000 pax



Size

139.12 sq.m. (1,497 sq ft)



Location

Oundle Marina, 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 detached single storey unit, situated on the edge of the marina providing attractive views. The unit previously has been operated as the Marina's Chandlery, however, with the benefit of the concrete apron around the unit, a loading door could be retrofitted to the front elevation.

Internally the unit is fitted with a carpet tile floor covering and a suspended ceiling with recessed lighting. The fitout could easily be removed to increase the internal height and be used as a preparation / storage area or a light industrial use. Externally, the concrete apron around the unit can provide car parking, subject to allowing vehicle and pedestrian access to the water.

NB: The single storey portakabin attached to the unit is NOT included in the proposed letting.

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
Retail / Trade / Storage Unit	139.12	1,497

Energy Performance Certificate

D (80)

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 property is to be Re-Assessed for Business Rates on occupation.

Tenure

The property is available by way of a new lease, terms to be agreed.

Rent

£15,000 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 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.





