

WORKSHOP / STORAGE UNIT

To Let



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



OUNDL MARINA INDUSTRIAL ESTATE

BARNWELL ROAD, OUNDLE, PE8 5PA



Agreement

To Let



Detail

End of Terrace Unit
Suitable for workshop /
storage
Steel Roller shutter
loading door
Concrete Forecourt



Rent

£9,500pax



Size

103.86 sq.m (1,118 sq.ft.)



Location

Oundle Marina, PE8 5PA
(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 an end of terrace small industrial / workshop style unit, situated within the Oundle Marina Industrial Estate and with attractive views over the water. The unit is constructed with a concrete frame, solid brick walls and a profile sheet roof covering. The unit benefits from lighting but is not heated. Loading and unloading is provided by way of a steel roller shutter door that leads onto a concrete forecourt area at the front of the unit, alongside a pedestrian door for access. At the rear of the unit is a small partitioned area that could be used as an office or storage. Externally, to the side there is provision to park a car, albeit this area forms a right of way and cannot be impeded.

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	103.86	1,118

Energy Performance Certificate

D (79) – Covers the whole block.

Services

Mains water and electricity are 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

Charging Authority: North Northants Council
Description: Workshop and premises
Rateable value: (April 2026)
UBR: 0.546
Period:

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

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 short term lease on terms to be agreed.

Rent

£9,500 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.





