



**Unit 7 Eastwood Road**  
Oundle, Peterborough, PE8 4DF

**Industrial unit TO LET - Warehouse  
and Office**

**Rent £10,000 per annum**

**1,000 sq ft**  
(92.90 sq m)

- 820 sq ft Warehouse
- 180 sq ft Office space
- Rear roller shutter and fire exit
- Wall mounted air heater
- No motor service or repair trade
- Kitchenette & WC

# Unit 7 Eastwood Road, Oundle, Peterborough, PE8 4DF

## Summary

<b>Available Size</b>	1,000 sq ft
<b>Rent</b>	£10,000 per annum
<b>Rateable Value</b>	£6,200 Qualifying Small Businesses will be able to claim business rates relief reducing the Business rates payable to £0
<b>Car Parking</b>	Communal parking with 1 allocated space
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (122)

## Description

The premises offers a naturally well lit industrial workshop/warehousing with offices, kitchenette, Wc and a personnel entrance to the front, forming the end of a terrace of similar units. There is a single allocated parking space and excellent access for loading and deliveries to the rear along with additional communal on site parking

The building is brick built with a single pitched roof and 3 sky slights.

There is currently 820 sq ft of warehouse space and 180 sq ft of office space.

## Location

Eastwood Road industrial estate Oundle. Oundle is a market town and civil parish on the left bank of the River Nene in North Northamptonshire. It is 69 miles north of London and 12 miles south-west of Peterborough.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit	1,000	92.90	£10,000 /annum	Available
<b>Total</b>	<b>1,000</b>	<b>92.90</b>		

## Viewings

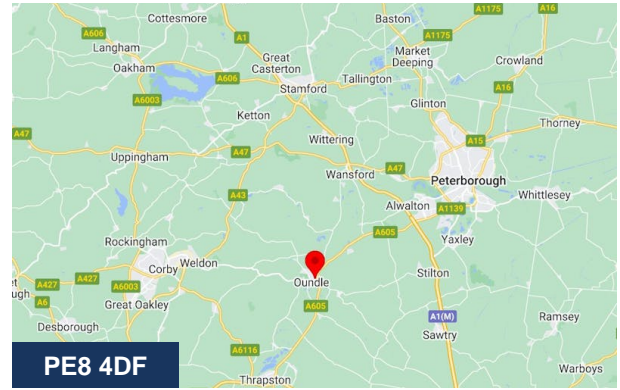
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Terms

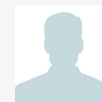
Offered for let on a new 5 year fully repairing and insuring lease with a 3 year review and break- the rent will be £10,000 per annum. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

## Services

We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent.



## Viewing & Further Information



**Luke Owen**

07542 782605 | 01664 431330

[Luke@pandfcommercial.com](mailto:Luke@pandfcommercial.com)