

01733 897722

eddisons.com

TO LET - SHORT TERM LEASE

Eddisons

Incorporating Barker Storey Matthews



Image of typical unit –
Identification purposes only

UNIT 5 OUNDLE MARINA, BARNWELL ROAD, OUNDLE PE8 5PB

RENT – ON APPLICATION

- Industrial / Storage / Office
- Individual or Combined Units
- Competitive Terms
- 24/7 CCTV

- On Site Parking
- New Lease

GIA: 2,392 to 11,098 Sq Ft
(222 – 1,031sq.m)

LOCATION

The property is situated on the edge of the market town of Oundle in Northamptonshire. Located just off the A605 linking Peterborough to the A14 at Thrapston, the property benefits from good communications to both the A1 motorway and the A14.

Oundle Marina is located approximately 0.75 miles south of the historic town of Oundle. Access to the site is off Barnwell Road which links the town centre with the A605 Oundle bypass to the south.

DESCRIPTION

The Unit is split into 4 parts which can be let individually or as a combined unit. Loading doors are provided to each unit. The units / shops are listed below:

Part B Unit 5 (Resin Shop)

Approx 215.53sq.m (2,320sq.ft). Workshop and storage unit including a mezzanine area, not included within the floor areas. Landlord willing to remove the mezzanine. Entrance to the unit is via retail style doors, albeit fixed within an existing sliding loading door.

Part A Unit 5 (Resin Shop)

Approx 436sq.m (4,700sq.ft) Open plan unit with ancillary storage rooms. Unit benefits from gantry cranes.

Part Unit 5 (Shop 1)

Approx 481.68sq.m (5,185sq.ft). Large open plan unit with ancillary office, including kitchen and W.C's. Offices have gas heating via radiators.

Unit 5 (Shop 1 – Paint Shop) - **LET**

SERVICES

Some of the units have shared W.C facilities and some with own facilities. The units are sub-metered for electricity. Water supply.

None of the services have been tested and interested parties should make their own enquiries.

BUSINESS RATES

The units will be assessed upon occupation. Further information available from the joint sole letting agents.

RENT

On Application. Subject to size of accommodation leased. Discount will be applied to larger units.

VAT

VAT is chargeable on the rent and is therefore payable in addition to the annual rent.

LEGAL COSTS

Each party to bear their own legal and professional fees in relation to this transaction.

ENERGY PERFORMANCE CERTIFICATE

Part B Unit 5 (Resin Shop) Energy Rating 'C'

Part A Unit 5 (Resin Shop) Energy Rating 'C'

Unit 5 (Shop 1) Energy Rating 'C'

LEASE TERMS

All the units are offered on 18-month leases, subject to 6 month rolling breaks thereafter. Leases will be granted outside the 1954 Act. Shorter leases are available.

VIEWING

Strictly by appointment with the agents:-

Eddisons
incorporating Barker Storey Matthews

Simon Parsons

01733 897722

simon.parsons@eddisons.com

For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Barker Storey Matthews



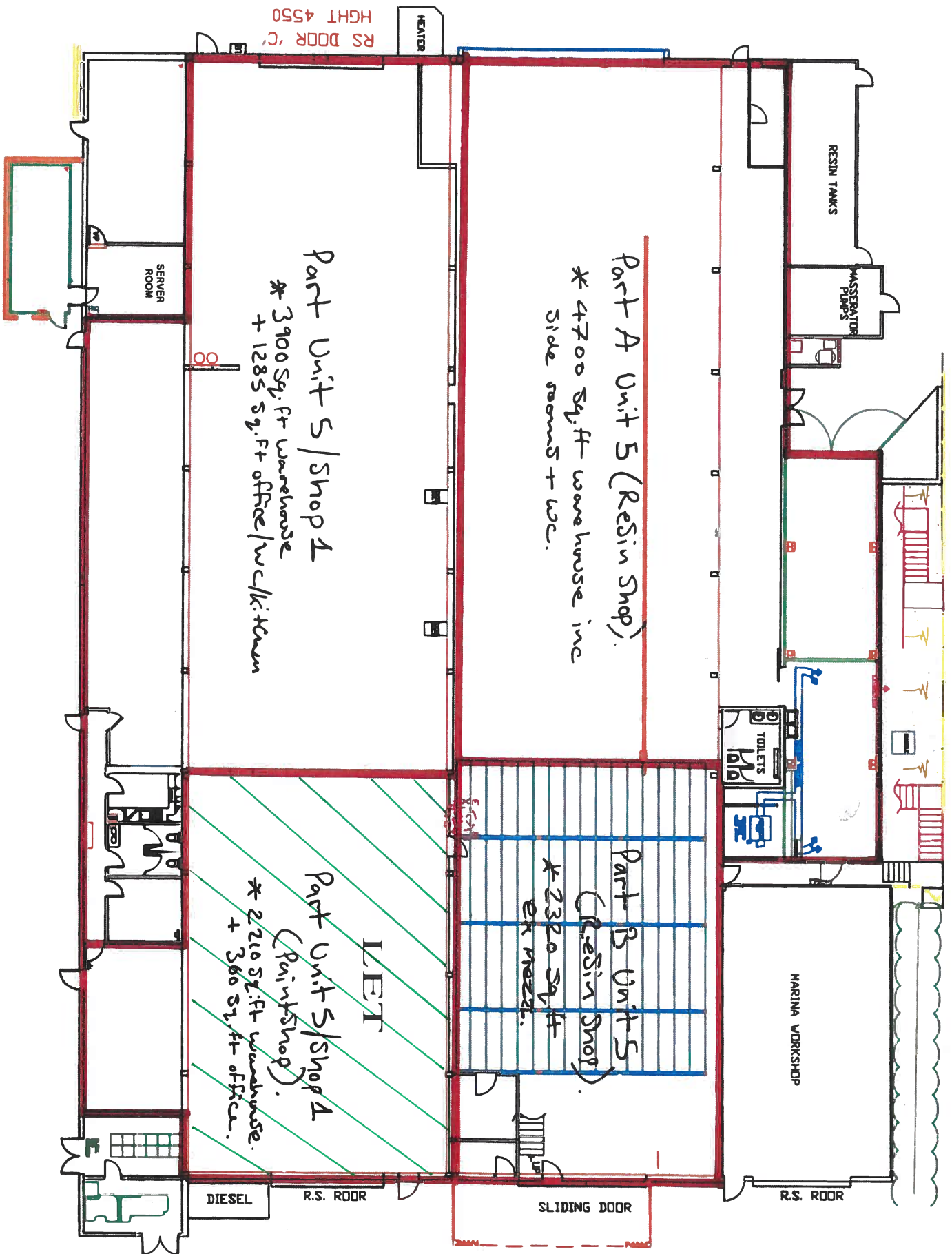
For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Barker Storey Matthews



Part A Unit 5 (Resin Shop).

* 4700 Sq.ft warehouse inc
Side rooms + wc.

Part Unit 5/Shop 1

* 3900 Sq.ft warehouse
+ 1285 Sq.ft office/w.c./kitchen

Part B Unit 5
(Resin Shop).

* 2320 Sq.ft
ex mezz.

Part Unit 5/Shop 1
(Paintshop).

* 2210 Sq.ft warehouse
+ 360 Sq.ft office.

LEET

RESIN TANKS

MASSERATOR
PUMPS

SERVER
ROOM

TOILETS

MARINA WORKSHOP

DIESEL

R.S. ROOR

SLIDING DOOR

R.S. ROOR

RS DOOR 'C'
HGT 4550

HEATER