

# Richardson

Units at Oundle Marina, Barnwell Road  
Oundle Road  
Oundle, PE8 5PA

Commercial Property Specialists

**TO LET**

**RENTS ON APPLICATION**



- Industrial / Storage / Office
- GIA: 2,392 to 10,920 Sq Ft
- Individual or Combined Units
- Flexible Terms
- 24/7 access, CCTV, secure site
- Excellent On Site Parking
- New Lease(s)
- EPC: C

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**



[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.co.uk)

**01780 758007**

## LOCATION

Oundle Marina is located approximately ¾ mile 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

Unit 5

Is split into four parts which can be let individually or combined as doors are provided between each space. The individual parts are listed below

Part A Unit 5 (Resin Shop)

GIA: 471 sq m (5,076sq ft) approx

Water and electric (via sub-meter) connected. Roller shutter door. Own WC.

Part B Unit 5 (Resin shop)

GIA: 222 sq m (2,392 sq ft) approx

Electric via sub-meter. Mezzanine floor. Shared on site w.c.

Part Unit 5 Shop 1

GIA: 479 sq m (5,158 sq ft) approx

Workshop and office and wc and kitchen. Electric, gas and water( via sub meter). Roller shutter door. Own WC.

Please see the floorplan over the page.

## ACCOMMODATION

All floor areas are approximate, measured on a gross internal floor area basis.

GIA: 2,392 sq ft to 10,920 sq ft

## SERVICES

We understand that shared mains electricity and water is connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition. Electricity is provided by the landlord by way of sub-meters.

## BUSINESS RATES

Tbc.

## TERMS

Standard FRI lease of 3-5 year outside the 54 Act with a flexible rolling break option. Shorter leases will be considered.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## EPC

EPC: C

## VAT

We understand that VAT will be charged on the rent.

## What3Words

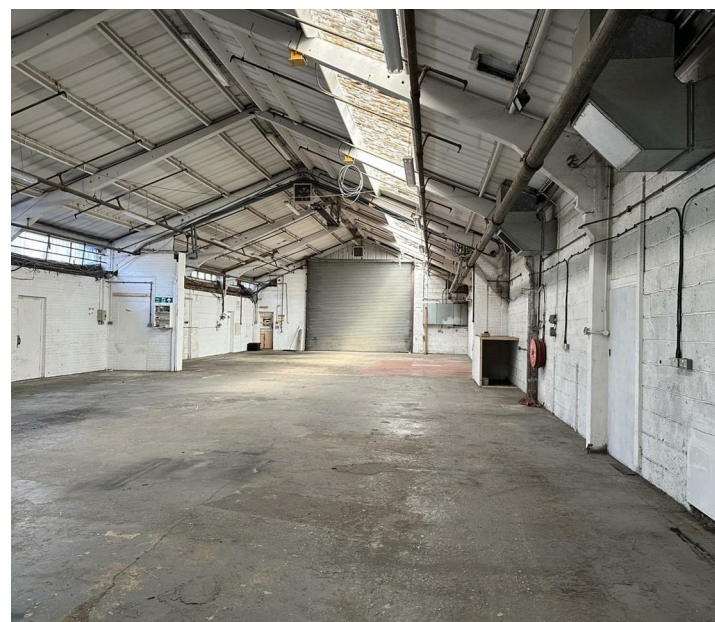
Entrance to the estate can be found at [overhead.labs.turntable](https://overhead.labs.turntable)

## VIEWING

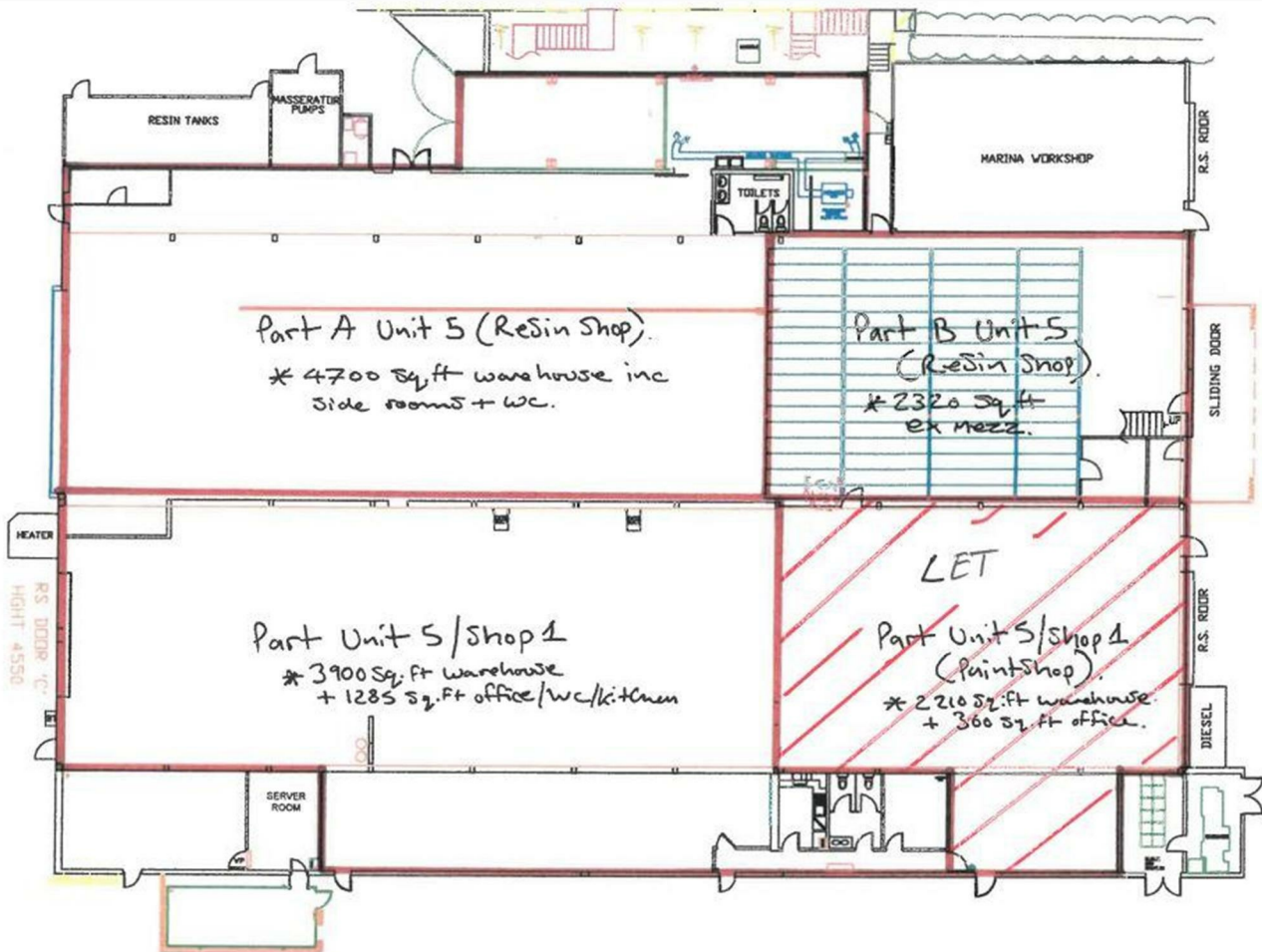
For an appointment to view or further information please contact –

Andrew Leech

T: 01780758007 e: [aleech@richardsonsurveyors.co.uk](mailto:aleech@richardsonsurveyors.co.uk)



## Floorplan

**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.