

# Richardson

Unit 20, Nene Valley Business Park  
Oundle, PE8 4HN

Commercial Property Specialists

**TO LET**

**£45,000 plus VAT Per Annum**



- Warehouse/Workshop with Offices
- Double loading doors
- EPC - tbc
- GIA 906 sq m (9,746sq ft)
- Secure site
- New Lease Available

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



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

**01780 758007**

## **LOCATION**

The Business Park is situated in the south east corner of Oundle. The town itself is situated on the A605 approximately 8 miles from Peterborough and 6 miles from Thrapston.

## **DESCRIPTION**

The property comprises a detached warehouse/workshop building of modern steel portal frame construction with exterior walls of brick and plastic coated metal cladding above. The workshop is made up of two units; the original part (Unit A) has an eaves height of 4.46 metres and is fitted out with a workshop, stores and WC's. Unit B, constructed in 1990 has an eaves height of 5.9 metres and has a larger electric loading door at the front at 6 metres high.

The site is surrounded by a steel chain link fence with double steel gates providing access.

Car parking is provided to the rear of the building.

## **ACCOMMODATION**

Workshop A: 310 sq. m (3,333 sq. ft)

Workshop B: 397 sq. m (4,268 sq. ft)

Mezzanine Floors: 199 sq. m (2, 145sq ft)

TOTAL: 906 sq. m (9,740 sq. ft)

The premises have been measured in accordance with the RICS code of measuring practice on a gross internal floor area basis.

## **SERVICES**

We understand that mains electricity, gas, water and drainage are connected. Gas heating will be checked beforehand. All other systems have been checked and have certificates.

## **BUSINESS RATES**

We understand from the Valuation Office web-site that the following rating assessment applies:

Office & Workshops: £39,250

Interested parties are advised to make their own enquires at East Northants District Council as to the amount of rates Payable.

## **TERMS**

The premises are available on a new full repairing and insuring lease for a term to be negotiated. Further details on request.

## **EPC**

An Energy Performance Certificate (EPC) has been requested and will be made available on request.

## **LEGAL COSTS**

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

## **VIEWING**

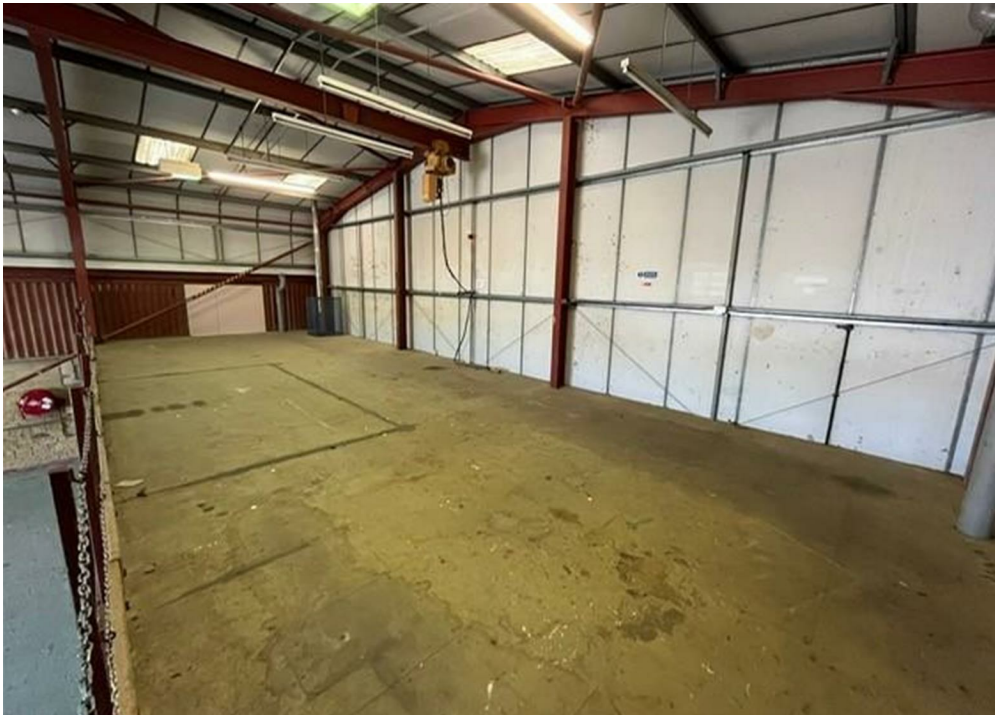
For an appointment to view or further information please

contact Andrew Leech at RICHARDSON

on 01780 758007

or email - [aleech@richardsonsurveyors.co.uk](mailto:aleech@richardsonsurveyors.co.uk)

# Richardson





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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.
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**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.