



Unit 7 Eastwood Road
Oundle, Peterborough, PE8 4DF

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

Rent £10,000 per annum + VAT

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 & 2 WCs

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Summary

Available Size	1,000 sq ft
Rent	£10,000.00 per annum
Rateable Value	£6,200 Qualifying Small Businesses will be able to claim business rates relief reducing the Business rates payable to £0
Car Parking	Communal parking with 1 allocated space
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (122)

Description

The premises offers a naturally well lit industrial workshop/warehousing with offices, kitchenette, 2 Wc's 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
Total	1,000	92.90		

Viewings

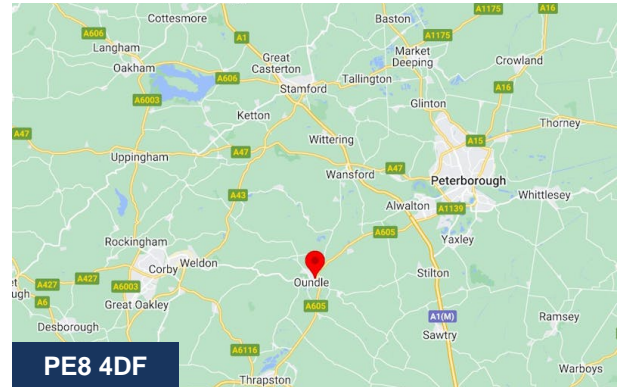
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

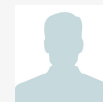
Offered for let on a new 5 year fully repairing and insuring lease with a 3 year review and break- the rent will be £10,000 plus VAT per annum. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly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



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