

TO LET

**Industrial / Storage, Light
Industrial, Industrial /
Warehouse**

Light industrial/storage unit set within
a scenic rural business environment

Rent

£15,000 per annum



Summary



Suitable for workshop, storage or light industrial use



Electric roller shutter door



No motor trade



Generous on-site parking



Kitchenette and WC facilities on-site



Located just 1 mile from Oundle



External seating / breakout areas to include a walking trail & dog paddock (coming soon)



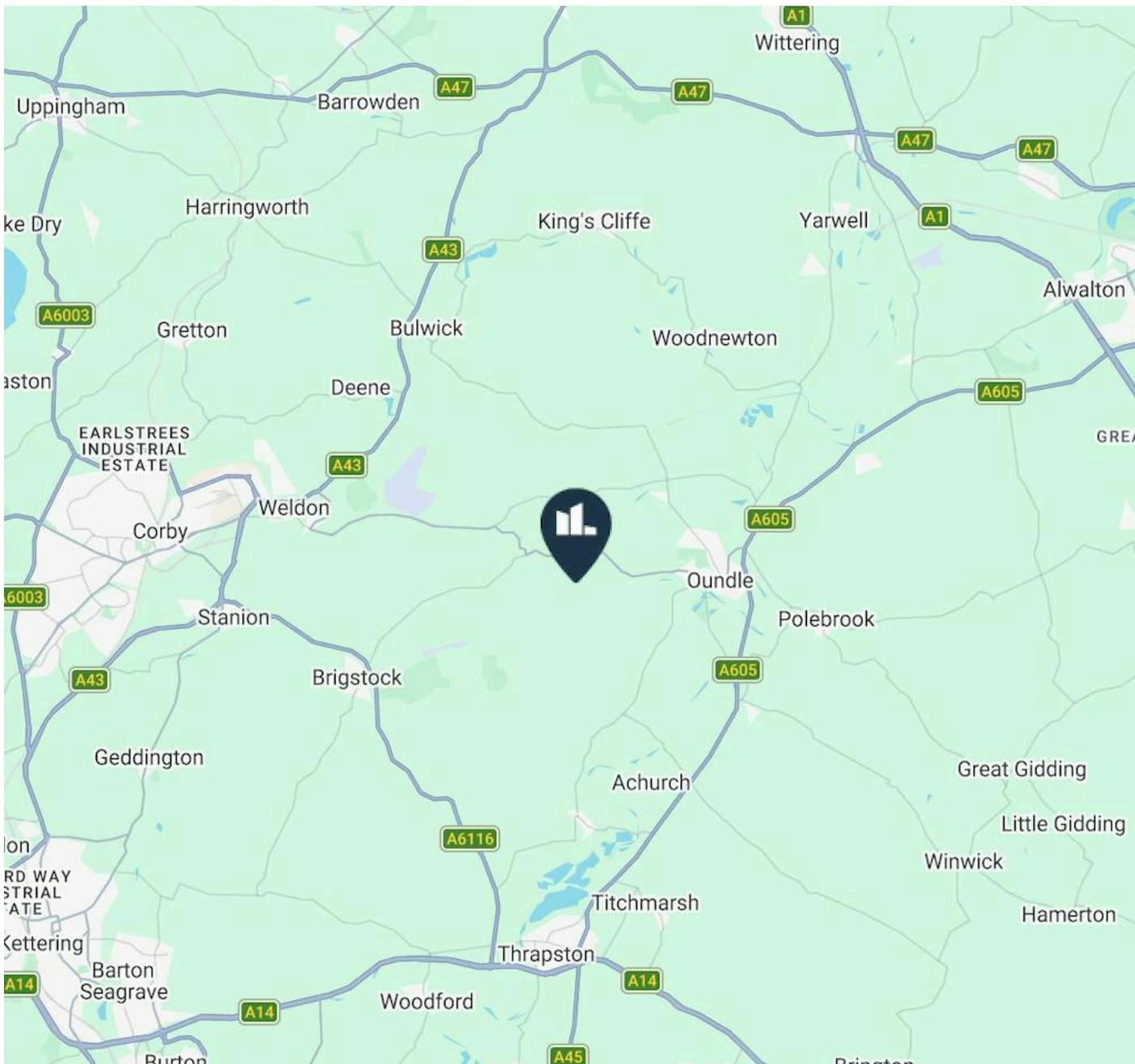




Accommodation

The accommodation comprises the following areas:

| Name | Sq ft | Sq m | Availability |
|---------------------|--------------|---------------|--------------|
| Unit - Unit 4 | 2,500 | 232.26 | Available |
| Unit - The Granary | 1,800 | 167.23 | Available |
| Unit - Simmons Barn | 645 | 59.92 | Available |
| Unit - DB1 | 1,280 | 118.92 | Available |
| Total | 6,225 | 578.33 | |



Location

Churchfield Farm is an established and highly regarded rural business environment, offering occupiers a peaceful and professional setting just a short distance from the thriving market town of Oundle.

Oundle is renowned for its attractive streetscape, independent retailers, cafés and amenities, providing an excellent nearby amenity base for staff and clients alike. The setting offers an appealing alternative to traditional town centre or business park offices, promoting a better work-life balance while maintaining strong connectivity.

The property is conveniently positioned off Harley Way, a short reach from the A605 which offers excellent road connectivity, linking directly to the A1 to the north and the A14 / A45 to the south, providing efficient routes across the region.

The city of Peterborough lies approximately 10 miles away and offers direct mainline rail services to London King's Cross in under an hour, making the property well-suited for businesses with regional or national reach.

DESCRIPTION

Unit 4 is a light industrial unit with polished concrete floor, LED lights, alarm and roller shutter door, set within the attractive rural surroundings of Churchfield Farm.

The unit provides straightforward, practical space for a variety of occupiers including SMEs, trade users and storage-based businesses. The unit benefits from a simple, functional specification suited to day-to-day operations, with access to a loading door, dedicated entrances and on-site parking. The wider estate provides a professional and supportive working environment, with a mix of like-minded occupiers

EPC

EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

RENT

£15,000 per annum

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Further Information



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