

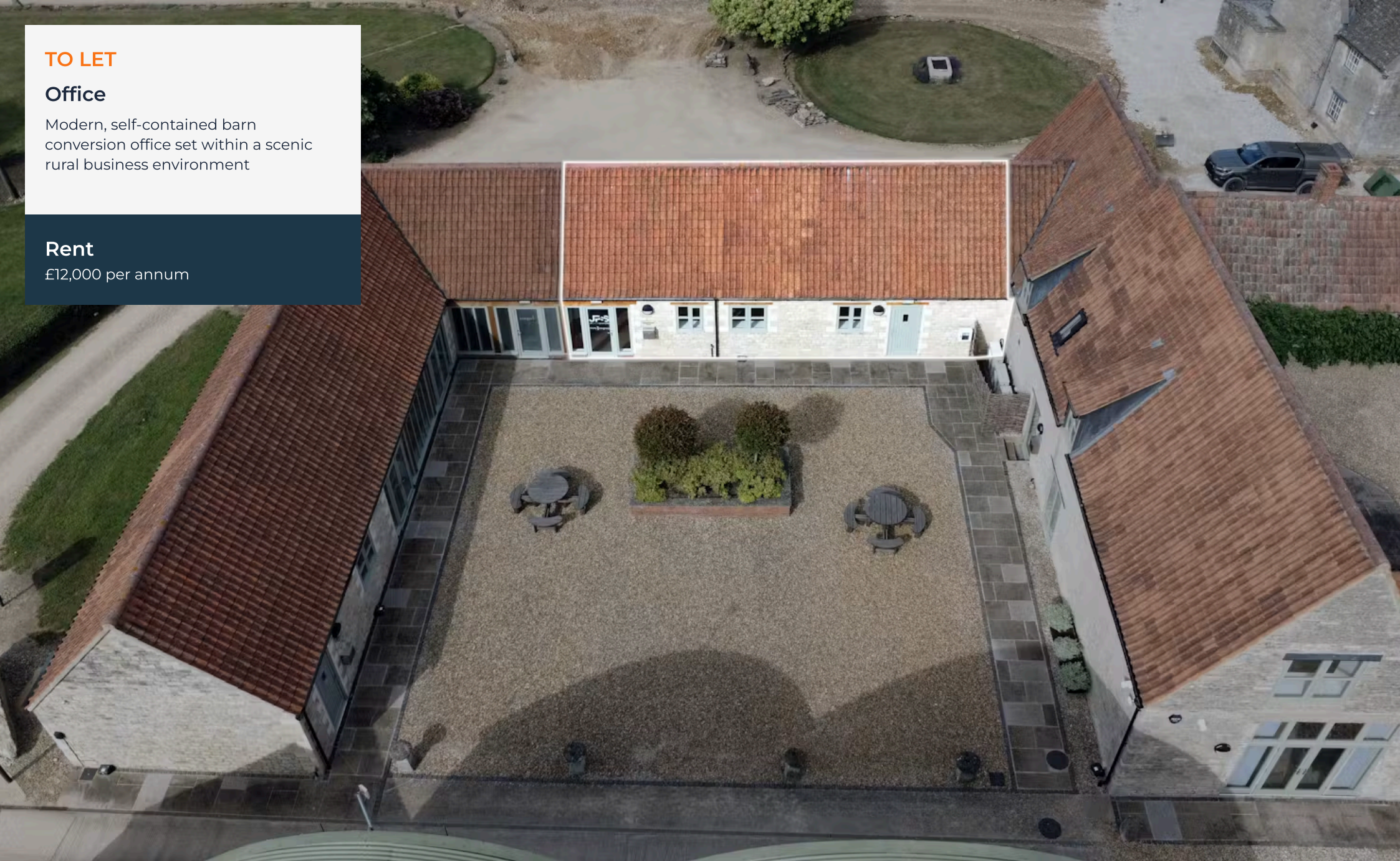
TO LET

Office

Modern, self-contained barn conversion office set within a scenic rural business environment

Rent

£12,000 per annum



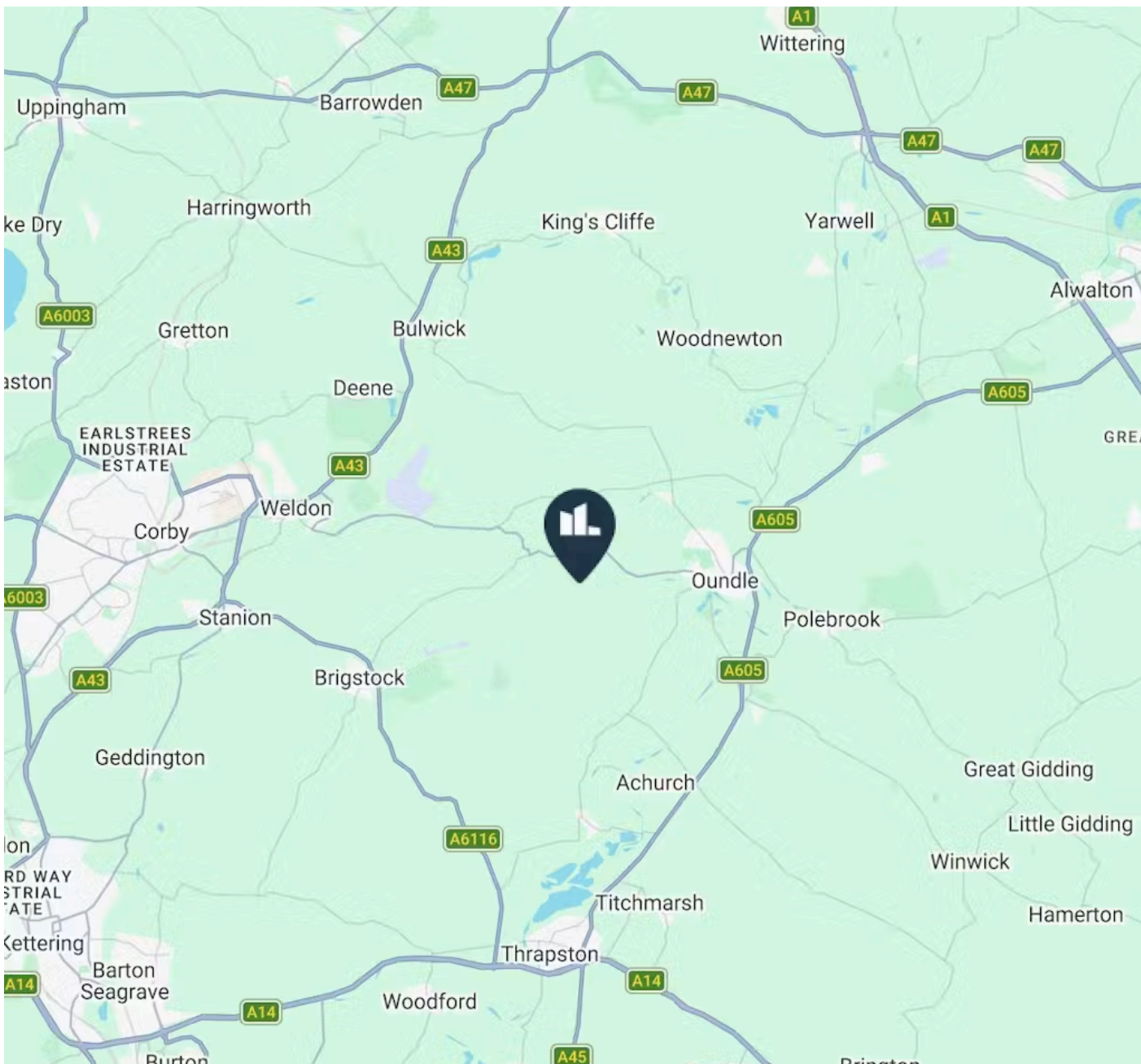
Summary

-  Open-plan workspace
-  Generous on-site parking
-  Superfast FTTP broadband and VoIP ready
-  Kitchenette and WC facilities
-  Located just 1 mile from Oundle
-  External seating / breakout areas to include a walking trail & dog paddock (coming soon)









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.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	Sq ft	Sq m	Rent	Availability
Unit - Woodcock's Nest	Office	795	73.86	£12,000 /annum	Available
Unit - Simmons Barn	Office	645	59.92	£10,875 /annum	Available
Total		1,440	133.78		

DESCRIPTION

Woodcock's Nest comprises a characterful yet highly functional, self-contained office suite, set within the attractive rural surroundings of Churchfield Farm. This beautifully converted barn offers a unique blend of period charm and modern specification, providing an inspiring working environment for a wide range of occupiers.

Arranged over a single floor, the accommodation is thoughtfully configured to support both collaborative working. The barn offers an open plan office space with a well-appointed kitchen and WC facilities at the other.

The suite benefits from a modern specification including comfort cooling and heating, high-speed internet connectivity, and is presented in a condition ready for immediate occupation.

For occupiers with larger requirements, there is the opportunity to expand into the neighbouring Granary suite, offering flexibility to grow or establish a larger headquarters-style office presence.

EPC

B (31)

SERVICE CHARGE

£2,000 per annum

RENT

£12,000 per annum

BUSINESS RATES

Rates Payable: £5,800 per annum Interested parties may be eligible for small business rates relief and should contact the local authority to check business rates payable

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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