

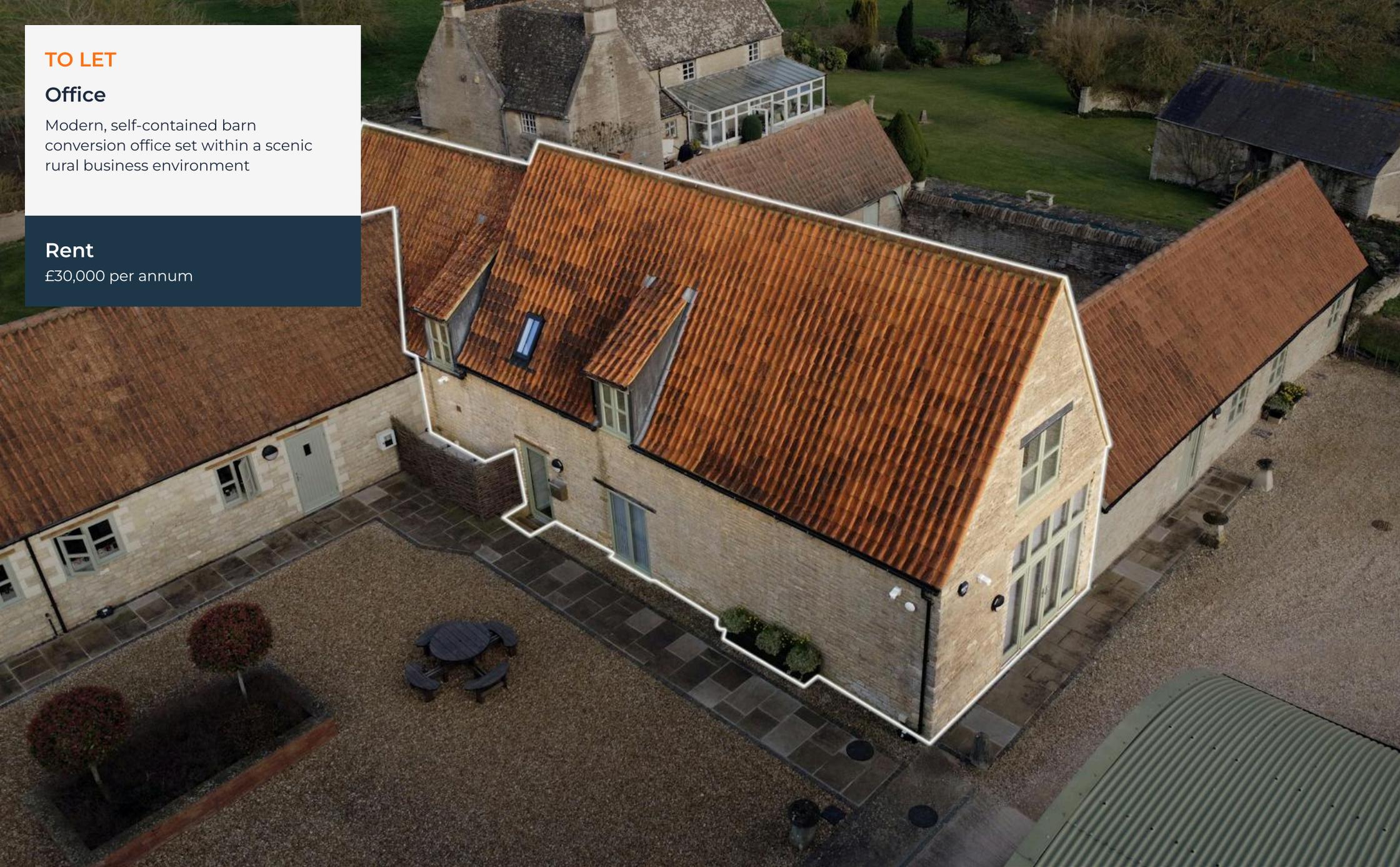
TO LET

Office

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

Rent

£30,000 per annum



Summary



Open-plan workspace with separate meeting/private office



Generous on-site parking



Superfast FTTP broadband and VoIP ready



Kitchenette and WC facilities

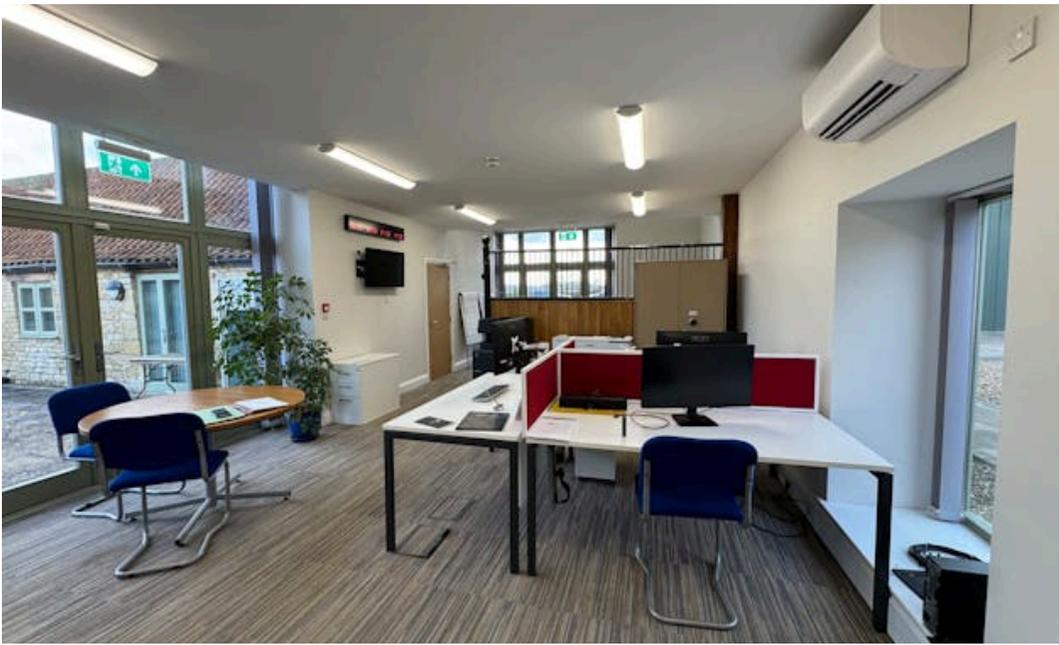


Located just 1 mile from Oundle



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





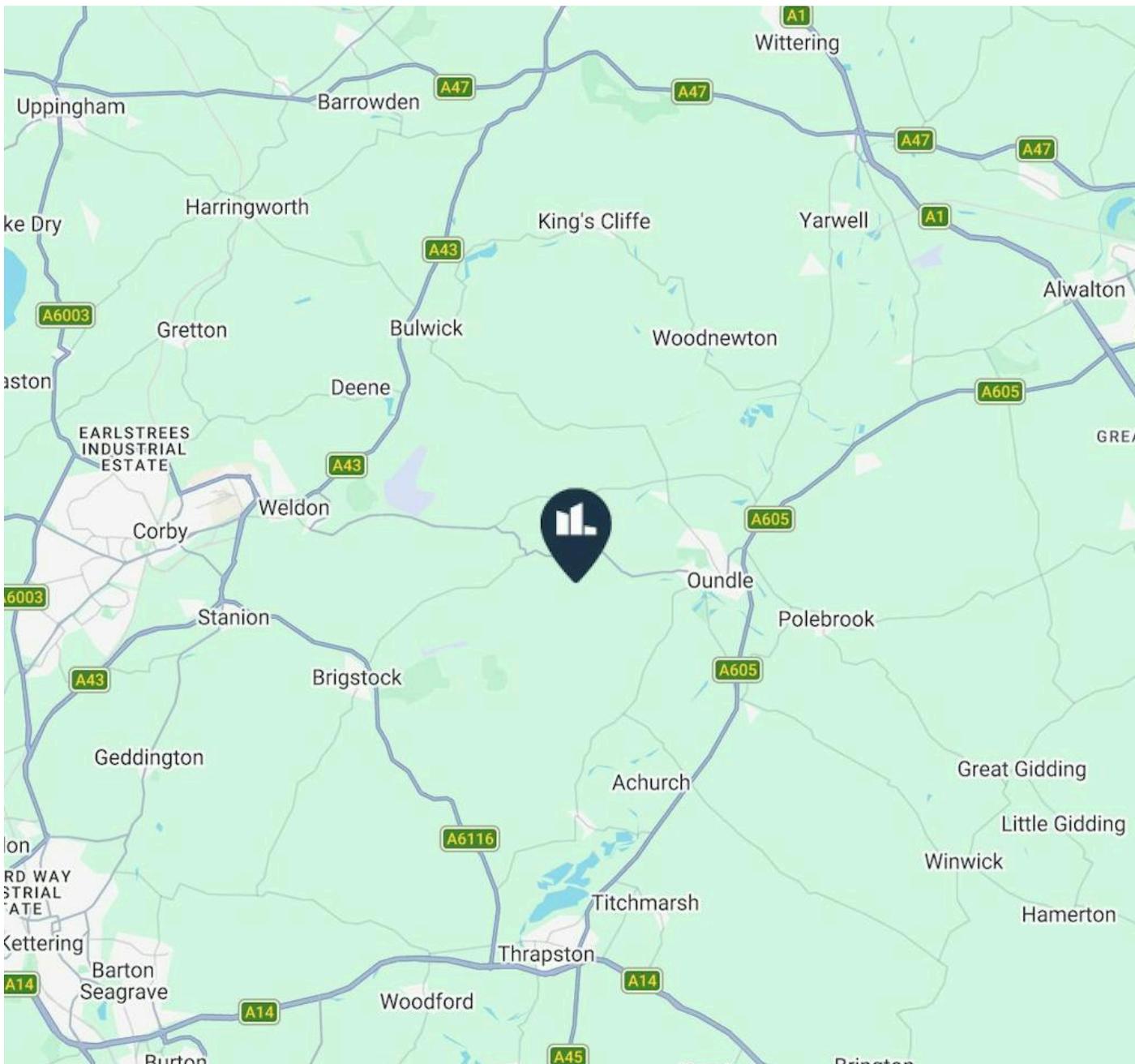




Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Unit - The Granary	1,800	167.23	Available
Unit - Simmons Barn	645	59.92	Available
Unit - Unit 4	2,500	232.26	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

The Granary 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 two floors, the accommodation is thoughtfully configured to support both collaborative and private working. The ground floor features a welcoming entrance hall leading to a bright, open-plan office, complemented by additional space suitable for a private office or storage, alongside a well-appointed kitchen and WC facilities.

At first floor level, the property provides two further offices or meeting rooms, ideal for breakout space, management offices or client-facing areas. Constructed of traditional stone with a pitched pantile roof, the building retains a wealth of original features, including exposed oak beams throughout, creating a distinctive and character-rich workspace.

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 Simmons Barn suite, offering flexibility to grow or establish a larger headquarters-style office presence.

EPC

B (31)

SERVICE CHARGE

£5,000 per annum

RENT

£30,000 per annum

BUSINESS RATES

Rateable Value: £16,250

Rates Payable: £8,108.75 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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