

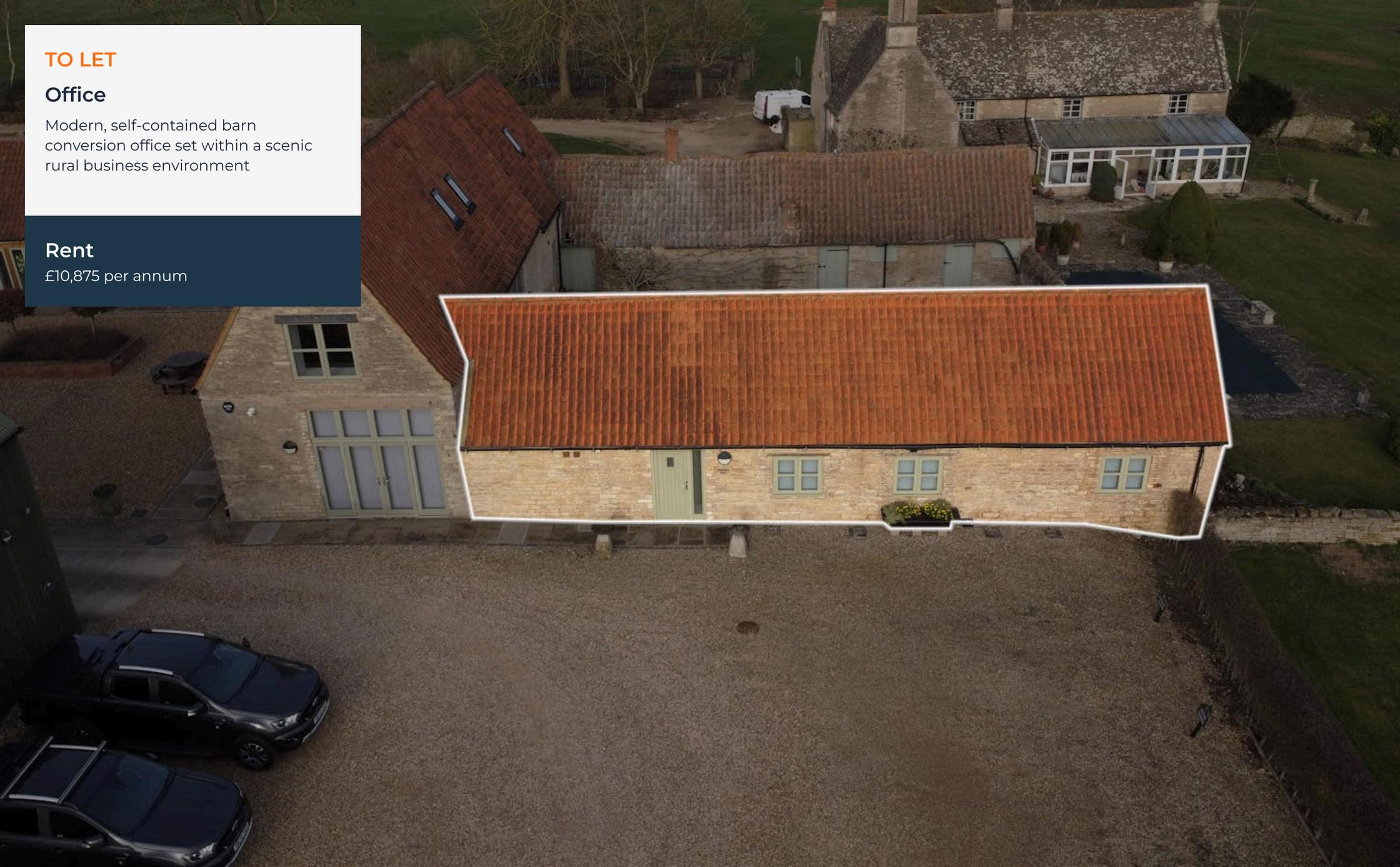
TO LET

Office

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

Rent

£10,875 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)



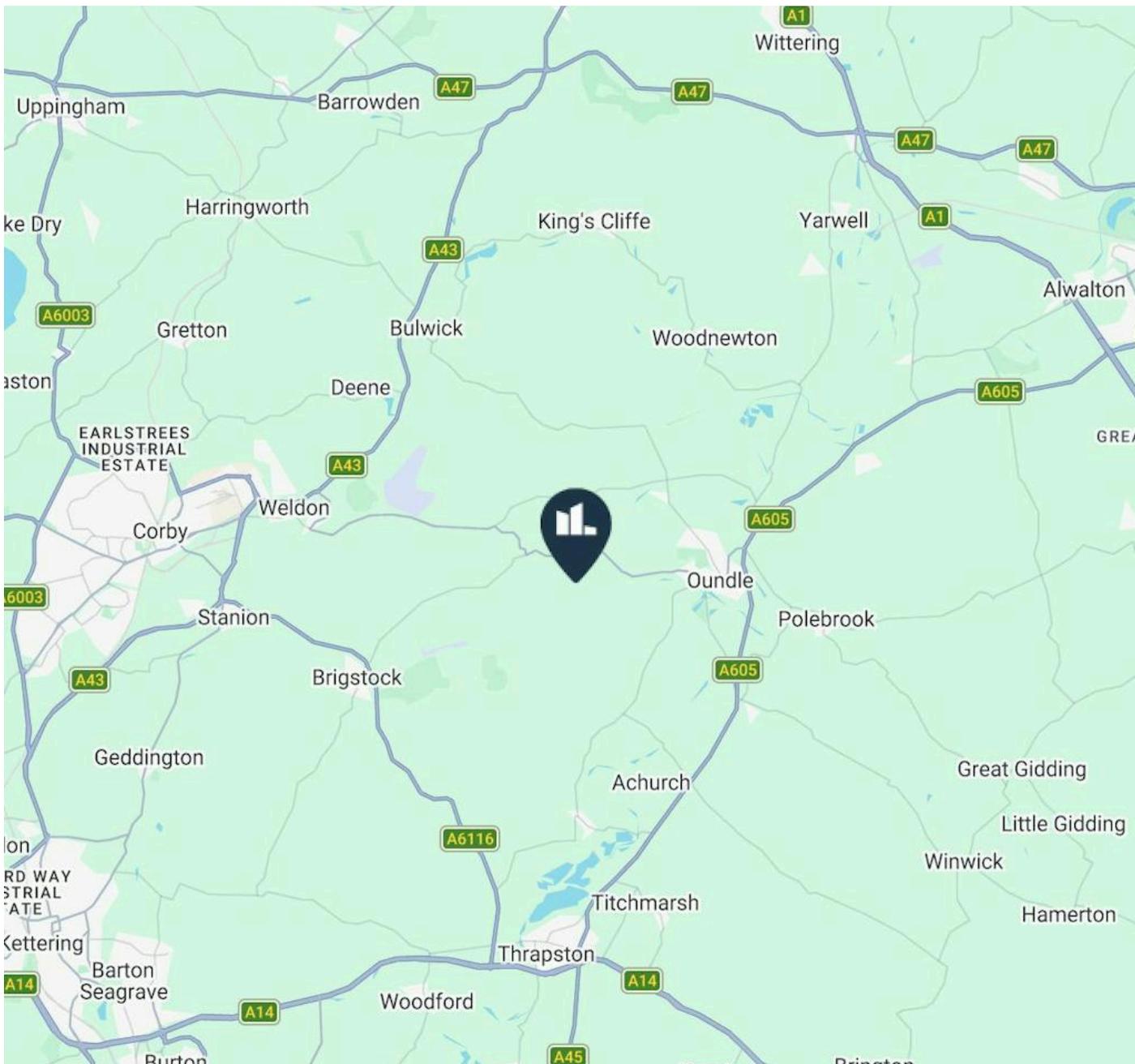




Accommodation

The accommodation comprises the following areas:

Name	Building Type	Sq ft	Sq m	Rent	Availability
Unit - Simmons Barn	Office	645	59.92	£10,875 /annum	Available
Unit - The Granary	Office	1,800	167.23	£30,000 /annum	Available
Unit - Unit 4	Industrial / Storage	2,500	232.26	£15,000 /annum	Available
Unit - DB1	Industrial / Storage	1,280	118.92	£15,000 /annum	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

Simmons Barn 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 and private working. The barn offers an open plan office space with a separate office at one end alongside 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

£1,625 per annum

RENT

£10,875 per annum

BUSINESS RATES

Rateable Value: £6,100

Rates Payable: £3,043.90 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



Joe Sagoe

07869 046125

joesagoe@tydusre.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.
Generated on 26/03/2026