

KING WEST

TO LET



Unit 6, Eaglethorpe Barns, Warmington, Peterborough, PE8 6TJ

Unit 6, Eaglethorpe Barns, Warmington

Peterborough 10 miles
Corby 14 miles
Oakham 22 miles
Uppingham 20 miles

Distances/Times are approximate.

Forming part of the Elton Estate, Eaglethorpe Barns have been converted into offices, situated just off the A605, on the edge of the rural village of Warmington.

- Traditional Office Building
- Set in the heart of the Elton Estate
- Large Office Space
- Separate Director's Office/Conference Room
- Kitchen and WC Facilities
- Excellent Road and Rail Links
- Plenty of Parking
- Beautiful Setting
- Approximate area - 1,074ft² (99.76 m²)

KING WEST

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Land & Estate Agents • Commercial • Town Planning & Development Consultants
Offices – London • Market Harborough • Stamford •

These particulars are intended as a guide and must not be relied upon as statements of facts.

Location

Eaglethorpe Barns are located on the edge of the village of Warmington. The Barns are approximately 8 miles west of Peterborough and 3 miles east of Oundle. The Barns are in close proximity to the A605 Warmington Bypass, which has excellent links to the A1(M) at Peterborough and the A14 at Thrapston.

Peterborough Train Station has regular direct train services to London Kings Cross.

Description

Forming part of the historic Elton Estate, Eaglethorpe Barns are a range of traditional buildings, which have been converted into offices. Unit 6 offers an open plan office space with a separate office which could also be used for a Conference Room. The Unit has shared kitchen and WC facilities. The Unit also benefits from ample parking facilities.

The property benefits from mains water, electricity and drainage and the heating is supplied by Calor Gas.



EPC

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **82**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

General Information

Planning

The property has Use Class B1 (offices).

Rent

£12,888.00 per annum exclusive of VAT, service charges, insurance and all other outgoings.

Legal

Each party to bear their own legal costs in respect of the transaction.

Rates

The Unit is not currently separately rated. Subject to length of tenancy term, the Landlord may arrange for the office to be separately rated.

Administration Charges

A non-refundable administration charge of £150 will be payable to the letting agents, King West, on application to rent the property for the purposes of referencing the applicant.

Viewing

Viewing is strictly by appointment only and arrangements may be made through the Elton Estate Office or King West.



Important Notice

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the important notice below.

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective tenants ought to seek their own professional advice.

All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them.

No person in the employment of Messrs King West has any authority to make or give any representations or warranty whatever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the landlord.

No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties, which have been sold, let or withdrawn. It should not be assumed that the property has all the necessary planning, building regulation or other consents. Where any reference is made to planning permissions or potential uses such information is given in good faith.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty whatever in relation to this property.

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