

**TO LET**



## **4 & 5 EAGLETHORPE BARNs**

Warmington, Peterborough, PE8 6TJ



**Available Now**

**181.2 Sq M (1,951 Sq Ft) – Approximate Net Internal Area**

**Eaglethorpe Barns are located in the village of Warmington and form part of Elton Estate. Access to the Barns is from the A605 Peterborough to Oundle road and they are four miles from the A1(M)**

- Converted barn
- Total area: 181.2m<sup>2</sup>, 1,951ft<sup>2</sup> (approximate net internal area)
- Easy access to the A605 and A1(M)
- Generous on-site car parking
- Rural location
- Air conditioning
- EPC Rating 'C'



## Location

Eaglethorpe Barnes are located on the edge of the village of Warmington. There are excellent links to the A1(M) at Peterborough and the A14 at Thrapston.

Peterborough Train Station has regular direct train services to a large network of stations, including London Kings Cross (50 mins) and Birmingham.

Oundle	3.6 miles
Peterborough	9.5 miles
Stamford	12.2 miles
Corby	13.7 miles
London Kings Cross	50 minutes
Birmingham	1 hr 45 minutes

(All distances and times are approximate)

Warmington village benefits from a post office/shop and a pub. In neighbouring Elton Village there is a shop, garden centre with restaurant, two pubs and the Loch Fyne restaurant.





## Ground Floor - Commercial



Units 4 & 5 are part of a converted model farm building dating from the 19<sup>th</sup> century. They are on the ground floor and comprise of an open plan office with their own access. Internally, the office includes air conditioning, kitchen and WC facilities.

### Outside

The property has generous car parking.

### Accommodation

Area 181.2 Sq.M    Area 1,951 Sq.Ft

### Service Charge

Service charge is payable in respect of the maintenance of the common areas and the exterior of the building.

### Terms

The premises are available to let on a new lease on terms to be agreed.

### Legal Costs

Each party to bear their own legal costs in the transaction



#### 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 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 Elton Estates 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 have any authority to make or give any representations or warranty whatever in relation to this property.

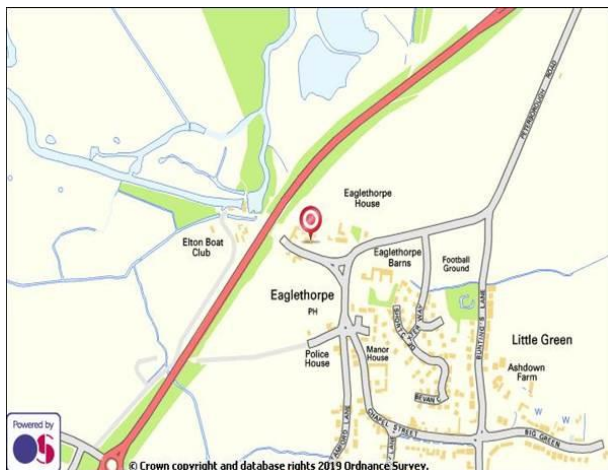


**Viewing:** All appointments should be made through the Elton Estate Office 01832 280 223. To avoid disappointment, particularly if coming from far away, we would recommend that interested parties contact the Estate Office to discuss the property before arranging viewings.

**Local Authority:** Huntingdonshire District Council Tel: 01480 388388

**Tenure:** The property will be offered to let, unfurnished, on a business lease for a length of time to be agreed.

**Services:** Mains electricity, water and drainage. Oil fired central heating.



## Important Notice

Any areas, measurements or distances are for guidance only and are not necessarily comprehensive. No services, equipment or facilities have been tested. Tenants must satisfy themselves by inspection or otherwise.

## Contact

**Elton Estate Office**  
Elton Hall  
Elton  
Peterborough  
PE8 6SH

Tel: 01832 280223  
Fax: 01832 280584

Email: [office@eltonhall.com](mailto:office@eltonhall.com)

**VIEWING STRICTLY BY APPOINTMENT ONLY**