

TO LET



THE BOAT HOUSE

Warmington Mill, Warmington, Peterborough, PE8 6TJ



Rent: £10,000 per annum

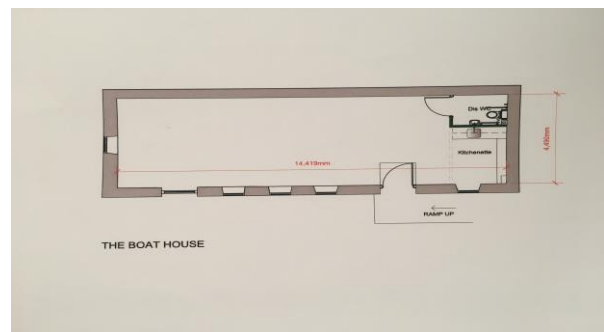
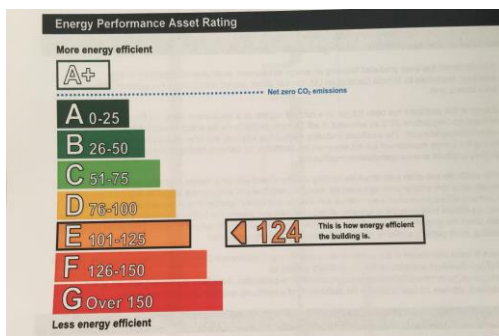
The Boat House at Warmington Mill is a stunning converted boat house, set in an idyllic rural location, just off the A605.

- Converted Boat House Total area: 690 sq ft GIA
- Brand new fibre ultrafast broadband with speeds of up to 900 Mbps
- Adaptable for wide range of businesses, e.g. Offices, Retail, Showroom
- Excellent road links off A605
- Stunning riverside setting

The Boat House is a detached building, next to Warmington Mill, of approx. 690 sq ft GIA. It is located on the picturesque river Nene, 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.

Access to the site is down a private road located just off the A605 at the Warmington Roundabout. The property has the benefit of brown tourist signs showing its location. Warminton 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. The property has mains electricity and water. The EPC Rating is 124 (E).



Viewing

Viewing is by appointment only and arrangements via Elton Estate Office,
Elton Hall, Elton, Peterborough, PE8 6SH.

Telephone 01832 280223

Email office@eltonhall.com



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