

**TO LET**



## **UNIT 5 THE OLD DIARY**

Elton, Peterborough, PE8 6SQ



**Available NOW!**

**430 sq ft / 39.95 sq Metre**

The Old Dairy is located on the edge of the village of Elton, approximately 6 miles west of Peterborough and 5 miles east of Oundle. The site is set just off the A605 (Elton 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.

- Easy access to the A605 and A1(M)
- Generous on-site car parking
- Rural location
- Attractive Period Office

## Description

The property was a former dairy building, built over 100 years ago, forming part of the Elton Estate. The site was restored and refurbished to create and offer quality office accommodation within a historic rural setting. This prestigious complex includes the Loch Fyne Restaurant, NFU Mutual and Speed Design.



Unit 5 is a small unit which comprises a self-contained office space (comprising two sections) and toilet facilities.

- The Unit was fully redecorated and had new flooring installed in April 2015.
- The Unit benefits from electric heating in the form of night storage heaters
- The unit is accessed from the side of the main car park at the front of the building.





## Rent

On application

The property is available to let on a full repairing and insuring lease. Terms are negotiable

## Estate Charge

An estate charge will be payable for the upkeep and maintenance of the communal area

## Rates

The office is shown on the Valuation Office Agency website as having the following rateable value:  
Rateable Value £4,050 approximately

## VAT

VAT is payable on the rent and service charge.

## Legal

Each party to bear their own legal costs in respect of 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 part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective tenant's 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

**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.

## Contact

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

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Fax: 01832 280584

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**VIEWING STRICTLY BY APPOINTMENT  
ONLY**