

TO LET



WARMINGTON MILL

Warmington, Peterborough, PE8 6TJ



Available now, as a whole unit or as separate units

600 sq ft to 3,966 sq ft

Forming part of the Elton Estate, Warmington Mill is a stunning Grade II listed converted Mill and separate Boat House, set in an idyllic rural location, just off the A605.

- Converted Mill and Boat House
- Total area: 3,966ft² or available as separate units ranging from circa 600ft² to 1,000ft² (net internal area)
- Adaptable for wide range of businesses
- E.g. Showroom, Offices, Retail
- Excellent road links off A605
- Stunning riverside setting



Location

Warmington Mill 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.

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)

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.

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.





Description

The Mill consists of three floors as currently configured. The total net internal floor area equates to approximately 3,306 ft² (307 m²).

The Boat House is a separate building and measures approximately 660 ft² (61 m²) (gross internal area)

The Mill and Boat House are currently laid out as a single unit, but are now available to let either as a complete unit, or as separate units. The buildings can be adapted to suit a wide range of businesses e.g. offices, retail or a showroom. There is ample car parking outside both the Mill and the Boat House and further car parking can be arranged.

The property benefits from LPG gas heating, mains electricity, mains water and a klargester septic tank. The EPC Rating is 62 (C).

Viewing

Viewing is strictly by appointment only and arrangements may be made through the Elton Estate Office, Elton Hall, Elton, Peterborough, PE8 6SH.

Telephone 01832 280223

Email office@eltonhall.com

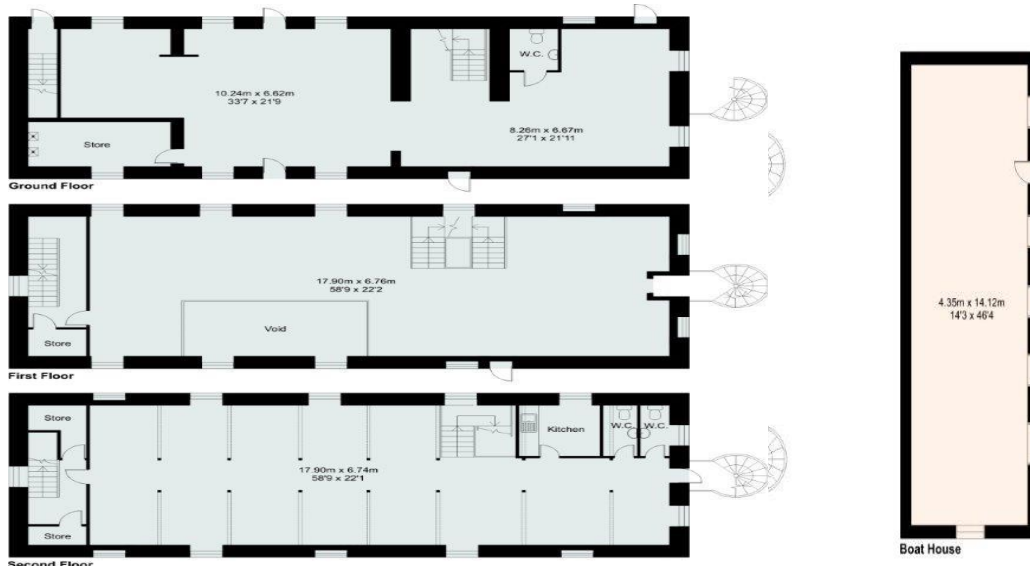
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Existing Floor Plan



Indicative Floor Plan for Separate Units

Units range from circa 600 sq ft to 1,000 sq ft (net internal area)
 Indicative layouts and areas only. Exact layouts and areas subject to relevant consents.



WARMINGTON MILL MULTIPLE UNIT CONVERSION

ESTIMATED NET INTERNAL AREAS:
 UNIT 1 - 77 sq/m (829 sq/ft)
 UNIT 2 - 92 sq/m (990 sq/ft)X
 UNIT 3 - 85 sq/m (915 sq/ft)
 BOATHOUSE - 55 sq/m (595 sq/ft)

For Identification Purposes Only - Not To Scale