

TO LET



## UNIT 1 THE OLD DAIRY

Elton, Peterborough PE8 6SQ



### Available Soon, Unit 1 The Old Dairy

**The Old Dairy is located on the edge of Elton Village, approximately 6 miles west of Peterborough and 5 miles east of Oundle. The site is easily accessible just off the A605 with excellent links to London via the A1 and trains from Peterborough Station directly to Kings Cross.**

- Unit 1 is within a converted dairy building, built over 100 years ago, and is suitable for a range of commercial uses
- Total area of unit 1: 362.32m<sup>2</sup>, 3,900ft<sup>2</sup> (approximate net internal area). NB unit can be subdivided into two smaller commercial unit, available to let independently.
- Easy access to the A605 and A1(M)
- Generous on-site car parking
- Rural location
- EPC Rating 'E'



## Location

The Old Dairy is located on the edge of the village of Elton. 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	5.2 miles
Peterborough	11.0 miles
Stamford	10.1 miles
Thrapston	12.4 miles

London (Car)	1hr 54 minutes
Birmingham (Car)	1 hr 24 minutes
London Kings Cross (Train)	50 minutes

(All distances and times are approximate)

Elton Village benefits from a shop, garden centre with cafe and two pubs, both serving food. In neighbouring Warmington village there is a post office/shop and a pub. The Old Dairy currently comprises office units and a hairdresser.





### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 113 This is how energy efficient the building is.

## Contact

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

## Unit Description

Unit 1 is part of a converted dairy farm building dating from the 19<sup>th</sup> century. It is currently configured as a restaurant but is suitable for a range of commercial uses including offices.

## Outside

The property has generous car parking.

## Area

Area 362.32 Sq. M Area 3,900 Sq. Ft. *NB unit can be subdivided into two separate units which can be let independently.*

## Service Charge

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

## Insurance Charge

A proportion of the total building

## Terms

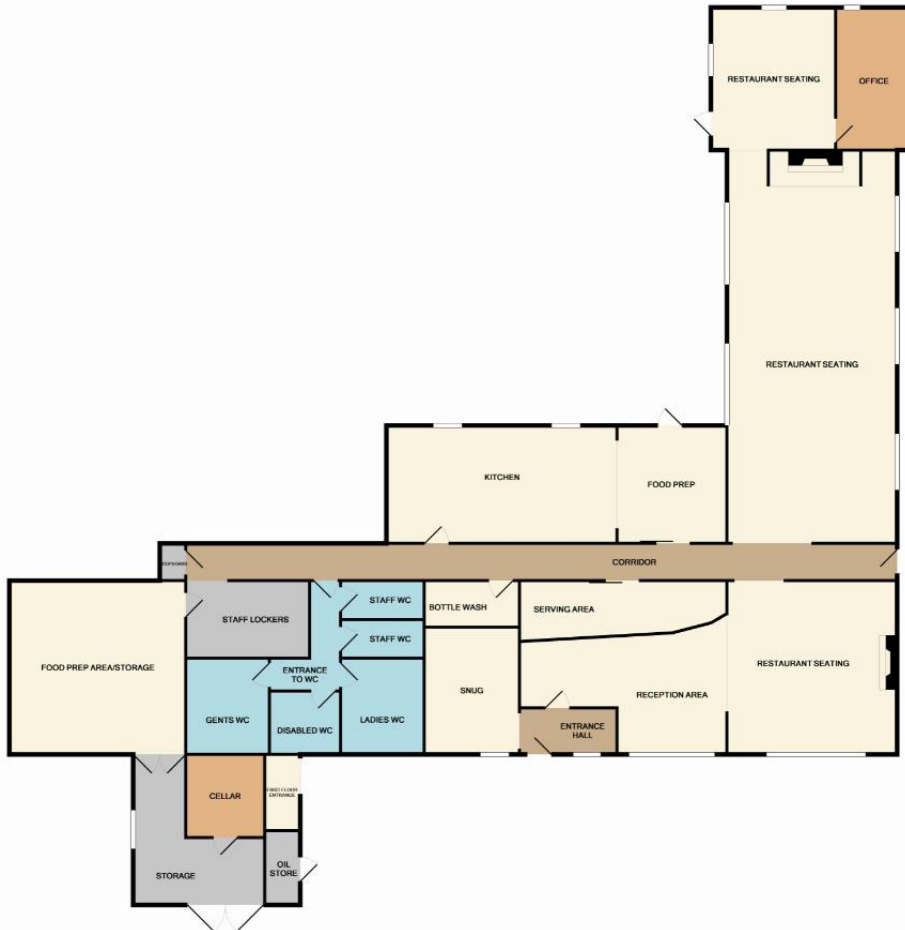
The premises are available to let on a new lease on terms to be agreed.

## Legal Costs

Each party to bear their own legal costs in the transaction

## Important Notice

Any areas, measurements or distances are for guidance only and are not necessarily comprehensive.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floor, wall and ceiling areas are given for guidance only and do not constitute an offer of any property. The accuracy, systems and appliances shown hereon have not been tested and no guarantee is given in relation to their operation or efficiency. Made with AutoCAD 2012.

**Unit 1 Current Floor Plan / Configuration. NB please contact Estate Office for details on how the unit can be laid out for office use and/or sub-divided.**

### 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.