

WARMINGTON MILL

Warmington, Peterborough, PE8 6TJ



Available Now Warmington Mill,
Available either as a whole unit or as two separate self-contained units.

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

- Adaptable for a wide range of businesses, e.g. showroom, offices, and retail etc., within a converted water mill.
- Space has been fully refurbished to a high specification.
- **New ultra-high speed fiberoptic connection, with speeds of up to 900Mbps**
- Planning Class E (commercial, business & service) allowing for a broad and diverse range of uses.
- The Mill is either available as a whole/single unit comprising 3,253 sq ft NIA* or as two separate units: G/1st floor of 2,165 sq ft NIA and 2nd floor of 1,088 sq ft NIA
- EPC 'C'
- Excellent road links off A605
- Stunning riverside setting
- Ample car parking

*Net Internal Area



Location

Warmington Mill is located on the picturesque river Nene, next to the mooring for Elton Boat club and 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	Corby	13.7 miles
Peterborough	9.5 miles	London Kings Cross	50 minutes (by train)
Stamford	12.2 miles	Birmingham	1 hr 45 minutes
(All distances and times are approximate)			

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters.

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 café, two pubs and a hairdresser.



Description

The property is a grade II listed converted Water Mill laid out over three floors. The property provides an open plan layout with ample WC and kitchenette facilities. The space is fully refurbished, to a high specification and the property benefits from an EPC 'C' rating.

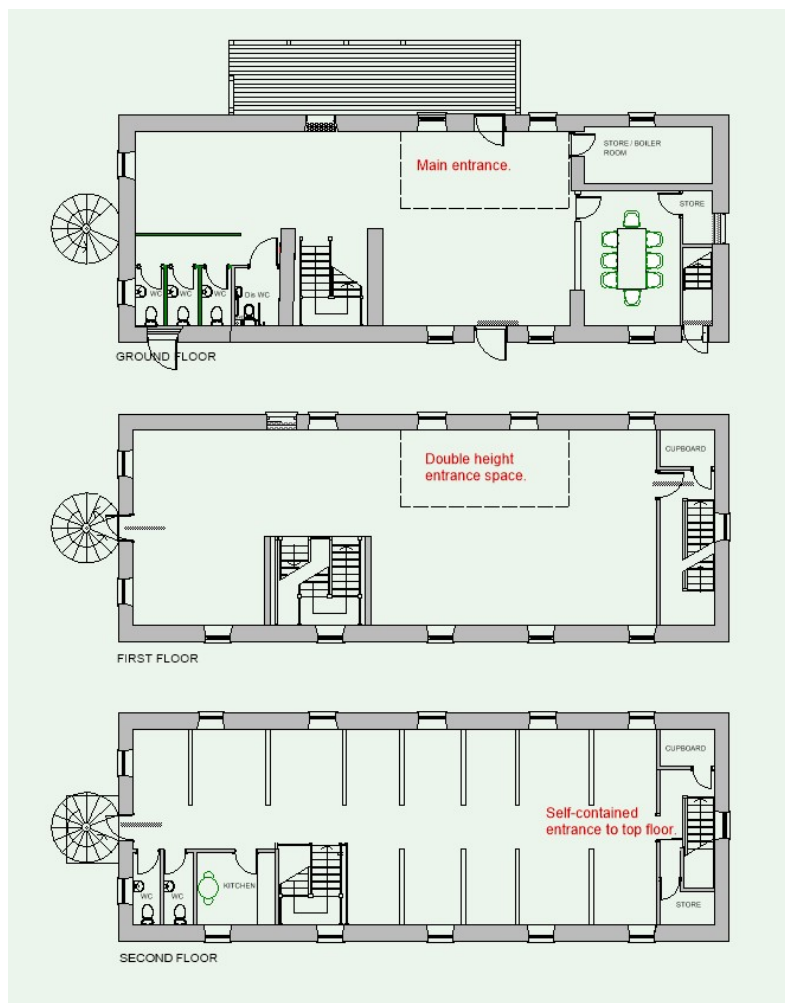
The property benefits from a planning Class E (commercial, business & service) allowing for a broad and diverse range of uses and can therefore be adapted to suit a wide range of businesses.

There is ample car parking outside the Mill and further car parking can be arranged. The property benefits from LPG gas heating, mains electricity and mains water.

Unit Configuration

The Mill is available as either a single unit or as 2 x self-contained units on the G/1st and the 2nd floor:

Name	sq ft (NIA)	Estimated rental value per annum, exclusive
Unit – Total (G/1 st /2 nd)	3,253	£37,500
Unit – G/1 st	2,165	£27,500
Unit – 2 nd	1,088	£12,000



Floor plan, not to scale.



Front of Mill.



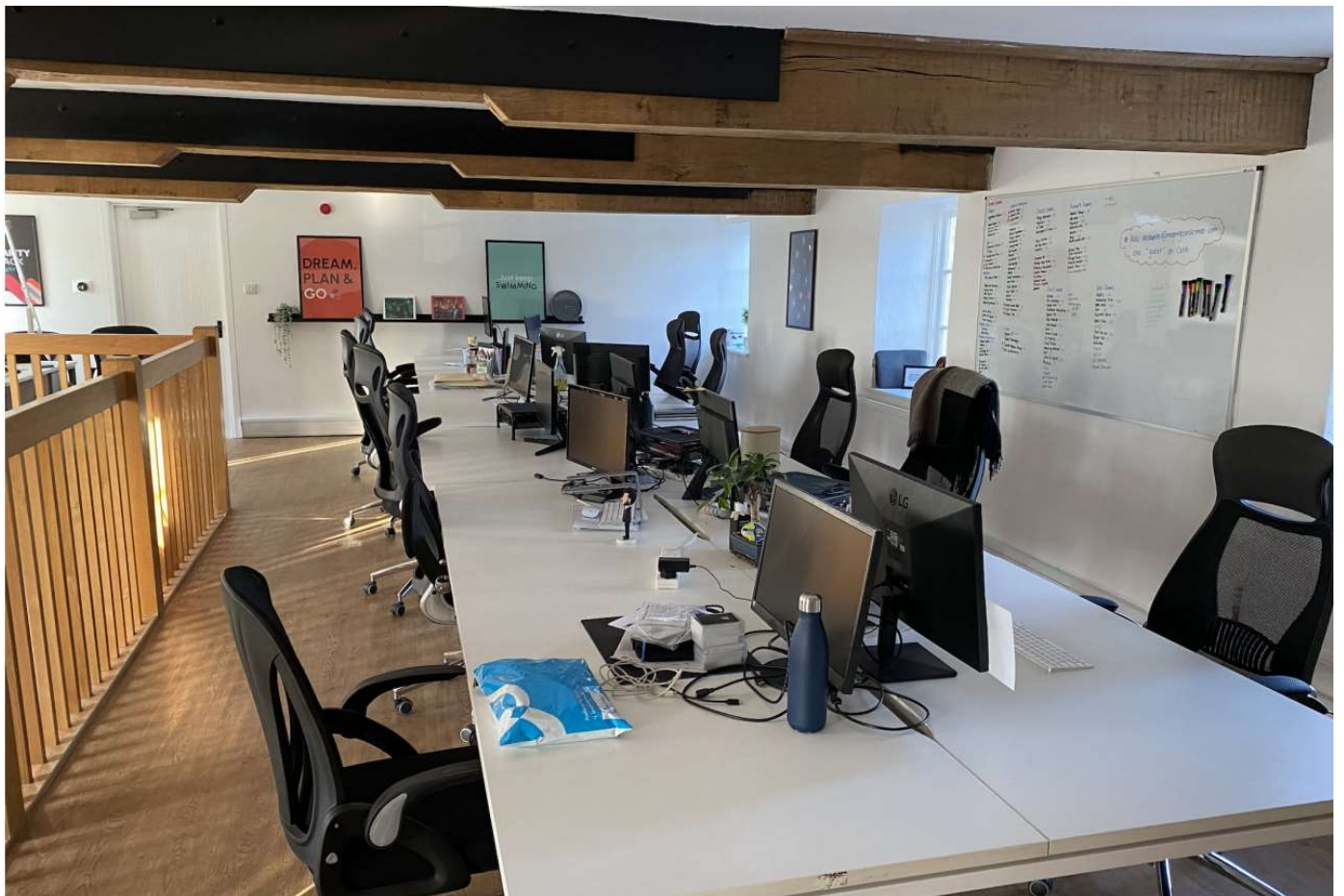
Ground floor meeting room.



Main entrance area.



CGI of first floor.



First floor as office.



CGI of Second Floor.



Photo of back of Mill, showing door to stairs to directly access the second floor.



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.

Business Rates

Rates payable: £6,784 Per annum

(based upon a Rateable Value: £13,250)

From 1st April 2023 the Rateable Value is set to decrease to £10,500 under the new Rating List. Interested parties are advised to contact the Council to confirm the Rates Payable.

Important Notice

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

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

62

This is how energy efficient the building is.



Viewing

Viewing is strictly by appointment only and arrangements may be made through:

Elton Estate Office, Elton Hall, Elton, Peterborough, PE8 6SH.

Telephone 01832 280223

Email office@eltonhall.com

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.