

TO LET



## UNITS 3&4 THE OLD DAIRY

Elton, Peterborough PE8 6SQ



### Available Soon, Units 3&4 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.**

- Units 3&4 are within a converted dairy building, built over 100 years ago, and are suitable for a range of commercial uses
- Total area of units 3&4: 1200 sq ft (approximate gross internal area).
- Easy access to the A605 and A1(M)
- Generous on-site car parking
- Rural location
- £16,000 per annum exclusive of VAT, rates, utilities and service charge



## 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.

<i>Oundle</i>	<i>5 miles</i>
<i>Peterborough</i>	<i>11 miles</i>
<i>Stamford</i>	<i>10 miles</i>
<i>Thrapston</i>	<i>12 miles</i>

<i>London (car)</i>	<i>Circa 2 hours</i>
<i>Birmingham (car)</i>	<i>Circa 1.5 hours</i>
<i>London Kings Cross (train)</i>	<i>50 mins</i>

*(All distances and times are approximate)*

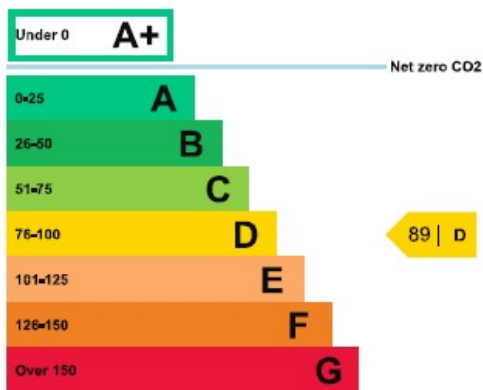
Elton Village benefits from a shop, garden centre with cafe and two pubs, both serving food. In neighbouring Warmington village there is a post office/shop and a pub. The Old Dairy currently comprises office units and a hairdresser.





## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

## Contact

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

## Unit Description

Units 3&4 are part of a converted dairy farm building dating from the 19<sup>th</sup> century. They are currently configured as an office.

## Outside

The property has generous car parking.

## Area

Area circa 1200 sq ft GIA

## 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.



#### IMPORTANT NOTICE

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