

TO LET - OFFICE

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# THE OLD DAIRY

Elton, Peterborough, PE8 6SQ



## Key Highlights

- 1,170 to 2,370 sq ft
- Available for a range of uses, subject to planning
- Rural location
- Ample parking
- Access to A1(M) and A605
- Available following refurbishment

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## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - 1B	1,170	108.70	Available
Suite - 3 and 4	1,200	111.48	Available
<b>Total</b>	<b>2,370</b>	<b>220.18</b>	

## Description

The property forms parts of the Old Dairy built in the early 20th century. Unit 1B is located on the ground floor, at the front of the building and is accessed via a private entrance. Internally, refurbishment works need to be done, which can be tailored to meet occupier's needs. Externally the property has generous car parking.

## Location

Peterborough is situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

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 and has been recognised as one of the fastest growing cities in the UK by population.

Elton is located approximately 6 miles to the west of Peterborough on the A605. Access to the property is from the A605 Peterborough to Oundle road and is four miles from the A1(M).

## Terms

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

## Viewings

Strictly by appointment with the sole agent.

## Estate Charge

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

## Business Rates

Upon Enquiry

## Contact

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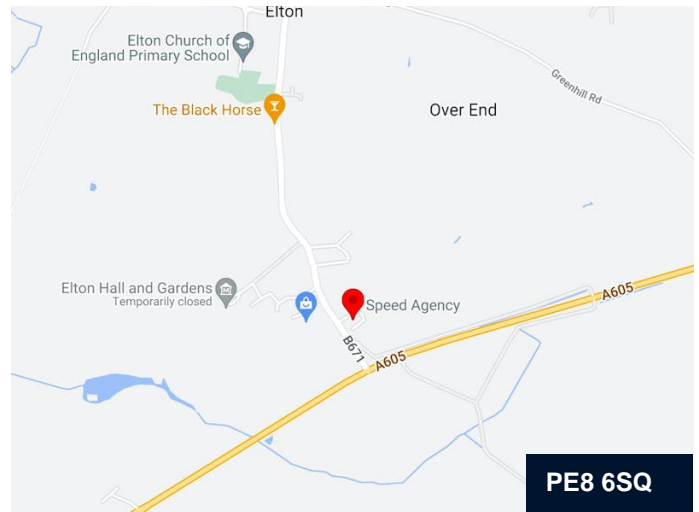
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