



Repeater Station, Great North Road, Wittering, Peterborough, PE8 6BX

To Let £22,000 per annum

Approx. 2,244 Sq. Ft + Secure Compound 3,500 Sq. Ft

 **Shouler & Son**

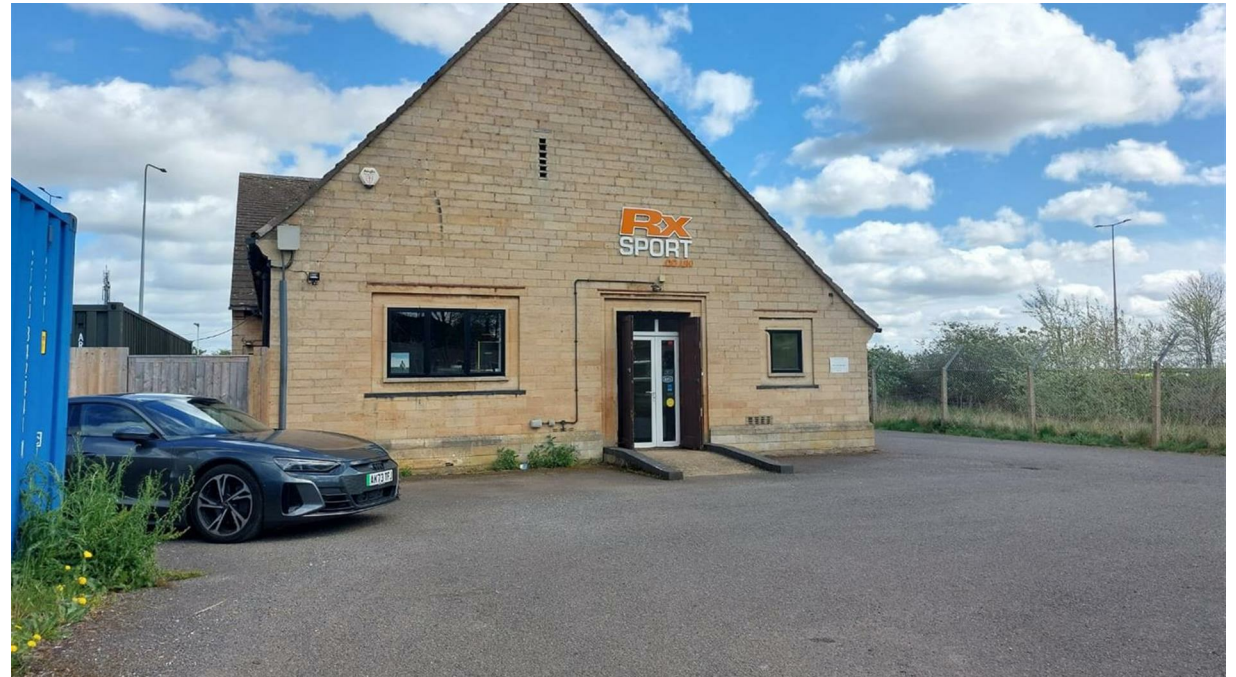
Land & Estate Agents, Valuers & Auctioneers

**Repeater Station
Great North Road
Wittering
Peterborough
PE8 6BX**

A rare property that offers space and versatility on the doorstep distribution network which runs the full length of the UK.

Standing a few feet from the A1 North bound highway, the property is geographically placed for warehouse and distribution use, or manufacturing/distribution.

Wittering, is close to Stamford, Lincolnshire, Stamford is a historic market town in Lincolnshire, close to the borders with Rutland and Northamptonshire. It's known for its beautiful limestone buildings, including Stamford School, Stamford Bridge, and Burghley House.





The property comprises of Ground floor Office, Showroom, Storage, Kitchen and WC approximately 2244 Sq. Ft.

Access to the building is via a 3500 Sq. Ft gated and secure compound, into a showroom and open plan office suite, with high ceiling (eaves 4 metres) and parquet floor.

Storage areas off the main showroom include strip lighting and original tiled floors.

To the rear of the property there is an open plan storage area with a parquet floor and access to the rear of the property, with access to the secure compound.

In addition to the property there is a 400 Sq. Ft storage container which is insulated and secure with lighting and power connected.

The ground floor also includes WC facilities and a large kitchen, currently used for a "Break-out" area.

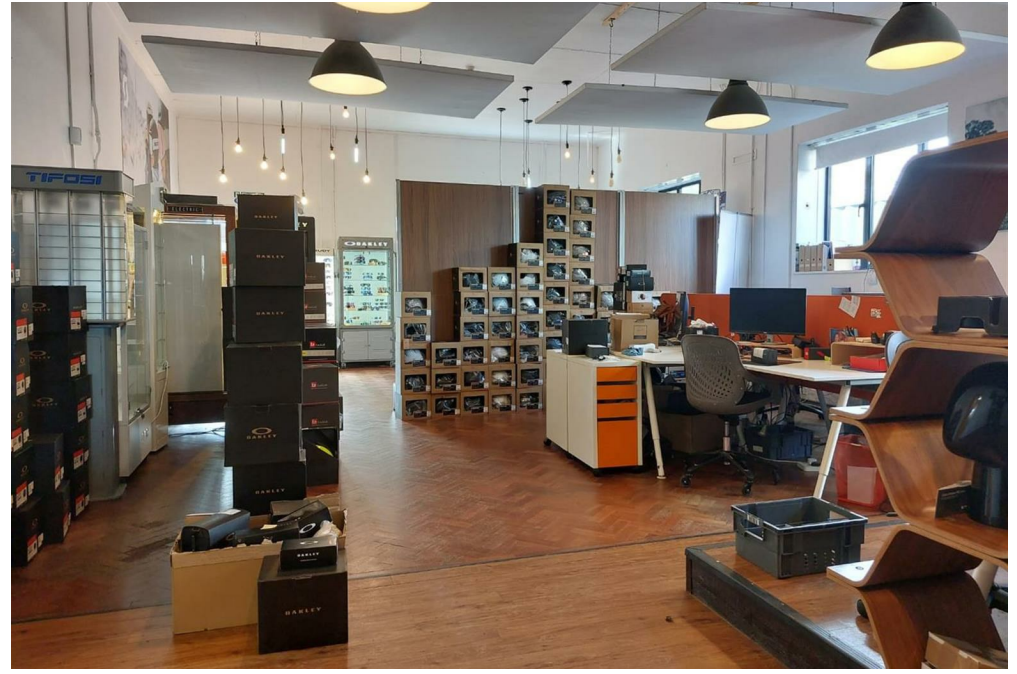
OFFICE SHOWROOM : 42.6 Ft x 27 Ft

STORAGE 1 : 42.6 Ft x 8.11 Ft

STORAGE 2: 27 Ft x 25 Ft

KITCHEN & WC : 13.1 Ft x 8.8 Ft





- Rare property that offers space and versatility
- To Let £22,000 per annum
- Property Approx. 2,244 Sq. Ft
- Gated secure Compound 3500 Sq. Ft
- Ground floor office, showroom, storage, kitchen and WC
- Situated on A1 North bound carriageway
- Geographically well placed for warehouse and distribution use, or manufacturing/distribution



VIEWING: Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 786 382 or 01664 786 379

TERMS: The property will be available on a 3 Year minimum FRI Lease Agreement

COSTS: Each party to pay their own legal costs

VAT: VAT not payable on rent

SERVICES: Mains electricity, water and drainage, central heating and air conditioning

RATEABLE VALUE: £14,500

LOCAL AUTHORITY: East Northamptonshire

EPC: The Energy Performance Rating is D



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