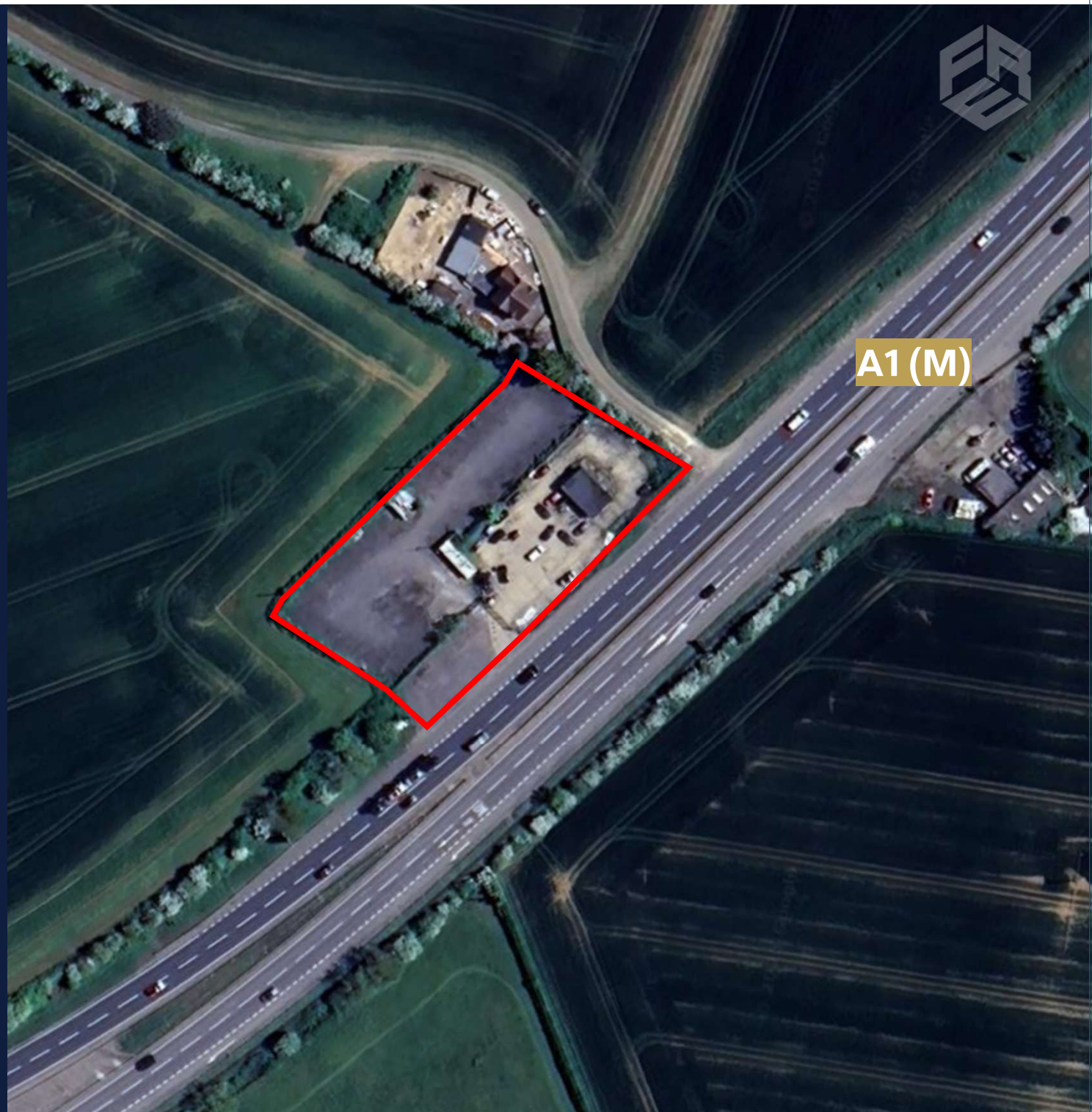


GREAT NORTH ROAD
A1 (M)
STIBBINGTON
PETERBOROUGH
PE8 6LR

ROADSIDE /
OPEN STORAGE
LAND

TO LET.

- 1.010 Acre Site
- Suit Roadside Redevelopment
- Direct Access to A1 (M)
- 55,000+ Daily Vehicle Movements





LOCATION

Located directly adjacent and access via the A1 (M) South Bound at Stibbington, with North and South bound turn offs at the A47 approx. 1 mile (3 mins) 0.6 miles (1 min) to the north and via the exit to Church Lane approx. 0.6 miles (1 min)

The property is well located to take advantage of the excellent connections to the motorway network. There is a considerable slip road when entering and exiting the site.

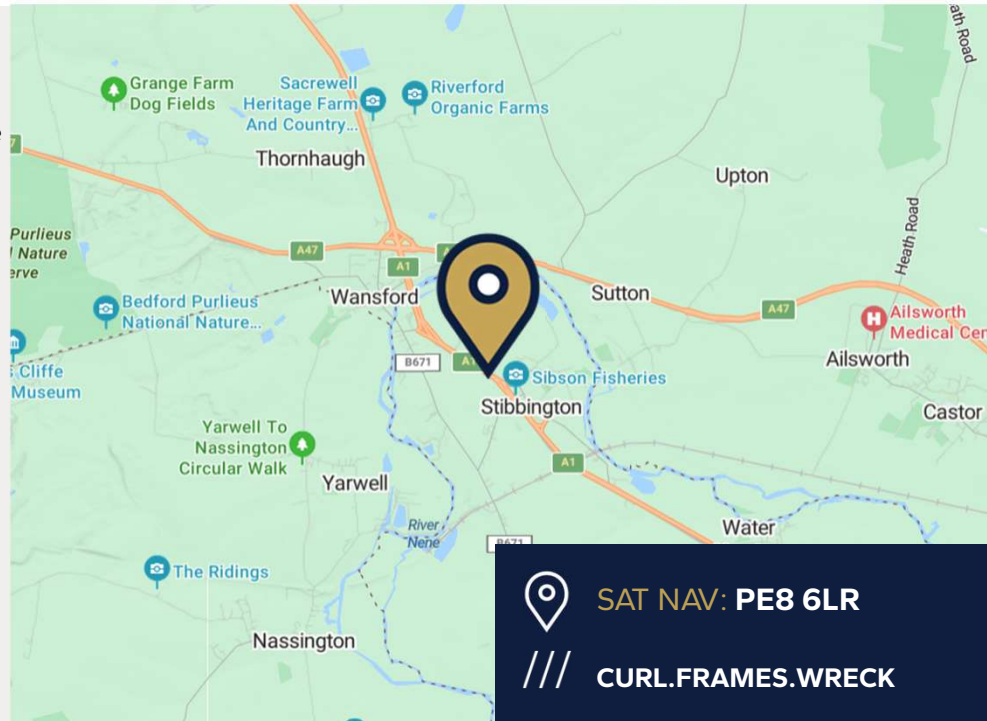
The site is located to the north west of Peterborough via A47 and to the south of Stamford via the A1.

DESCRIPTION

A regular shaped parcel of land. Surfaced secure site suitable for a range of open storage and roadside uses, including Drive Thru / roadside retail, haulage yard and transport depot. There is a circa 800 sq ft office in situ, the site is 1.01 acres.

DRIVE THRU PROPOSALS

The landlord may consider leasehold drive thru / roadside proposals whereby they develop the whole or part for an occupier/s. Please get in touch with the agent to make an offer.



SAT NAV: PE8 6LR



CURL.FRAMES.WRECK

RENT & TERMS

£75,000 per annum exclusive (to rent 'as is'.)

Leasehold drive thru proposals are reviewed separately.

BUSINESS RATES

Ratable Value: £17,500

VAT

VAT is payable.

SERVICES

Mains water and electricity and power are connected to the property.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

EPC

Rating: N/A



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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Alexandra De Freitas

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Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared August 2025.