ROADSIDE COMPOUND NEXT TO A1 (M)

TO LET.

A1 (M) • GREAT NORTH RD • STIBBINGTON
PETERBOROUGH • PE8 6LR



- 1.01 Acre Site with 800 Sq Ft Office
- Concrete & Tarmac Surfaced
- Direct Entrance & Exit from A1 (M) South
- Over 55,000+ Vehicles Passing Daily
- Suit Open Storage
- Roadside Development Potential STP

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REAL ESTATE

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.

DEVELOPMENT PROPOSALS

We consider the site suitable for various roadside uses such as drive thru, petrol station, roadside storage, stpp. Interested parties are to make contact with the agents.



SAT NAV: **PE8 6LR**

/// **CURL.FRAMES.WRECK**

RENT & TERMS

£70,000 per annum exclusive

BUSINESS RATES

Ratable Value: £24,250

VAT

VAT is not 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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