



THE STUDIO

GRANGE FARM WITTERING, PETERBOROUGH,
PE8 6NR

TO-LET

£400 MONTHLY





An lovely modern studio at 151sq ft. Ideally located, making it easy to access all main roads; A1 A47 & M1



Grange Farm in Wittering, Wansford, is a well-known agricultural establishment located near Stamford, Lincolnshire, England. The village in the district of Peterborough, and it's situated relatively close to Stamford.

Nearby 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 town has a rich history, with many old buildings and streets dating back to medieval times.





GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TERMS: The property will be available on a Tenancy at Will basis on terms to be agreed.

COSTS: The tenant will be responsible for the cost of drawing up the lease Agreement.

VAT: Is payable on the rent.

SERVICES: Mains electricity, water and private drainage are all made available. Aircon & heater

RATEABLE VALUE: TBC

LOCAL AUTHORITY: East Northamptonshire.

EPC: An Energy Performance certificate will be commissioned upon completion of conversion works.

LOCATION



County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk

e.danby@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |