



# 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](http://www.shoulers.co.uk)  
[e.danby@shoulers.co.uk](mailto: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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC