

UNIT 5

Botolph Bridge Industrial Estate, Peterborough, PE2 9QP



Key Highlights

- 3,879 sq ft
- Located close to A1(M)
- Suitable for a range of uses including MOTOR TRADE
- Long lease hold for sale - 990 years
- Self contained industrial unit with a secure gated yard
- 2 miles from the city centre
- Semi-detached unit
- Parking for approximately 25 cars

Description

Unit 5 comprises a warehouse / workshop premises with a 3.5m high electric roller shutter door, LED lighting, roof light panels, a mezzanine, storage rooms and WC's. Externally there is a secure gated yard with parking for approximately 25 cars.

Location

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. The city has excellent rail with the fastest journey time to London's Kings Cross St Pancras being approximately 45 minutes.

The property is located off Oundle Road, in the Woodston commercial area of Botolph Bridge, approximately 2 miles south west of the city centre. The A1260 (Nene Parkway) is located within 0.5 miles providing direct access to Peterborough's ring road system and the A1(M).

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Unit - Warehouse	2,826	262.54
Mezzanine	1,053	97.83
Total	3,879	360.37

Viewings

Strictly by appointment with the sole agents.

Terms

The unit is available for sale on a long leasehold basis - 990 years remaining- Seeking offers in excess of £400,000.

Legal Costs

Each party to bear their own legal costs in respect of the transaction.

Business Rates

Rates payable: £6,736.50 per annum
(based upon Rateable Value: £13,500)

*Qualifying business may benefit from small business rates relief.
Please may enquiries with the Peterborough City Council.



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