

FOR SALE - INDUSTRIAL / INVESTMENT

5 MILNYARD SQUARE

Orton Southgate, Peterborough, PE2 6GX



Key Highlights

- 5,217 sq ft
- Tenant: Upp Corporation Limited
- Prominent location
- Recently refurbished internally
- Semi detached industrial/workshop unit
- EPC Rating: C
- No VAT payable on the purchase
- Front, side and rear parking / storage areas

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Description

The property is a semi-detached industrial/workshop unit of steel frame construction with low level brickwork and profiled metal cladding to eaves and a pitched roof. Internally there is a mix of warehouse and office space, kitchen and WC facilities. The property is situated within a gated compound providing parking for approximately 40 vehicles. In addition there is an area to the side of the property which can be used for parking if required and storage space to the rear of the property.

The property is let to Upp Corporation Ltd on a 10 year lease commencing from 7 September 2022 at a rent of £50,000 per annum. The tenant has an option to break at the end of the third, sixth and ninth anniversary subject to 6 months notice.

Location

Peterborough is a cathedral city in Cambridgeshire. 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 being approximately 45 minutes. Peterborough benefits from a diverse economy, ranging from small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population. The unit is located in Orton Southgate, Peterborough's prime commercial location approximately 6 miles north of Peterborough city centre and close to J17 of the A1(M).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Industrial/workshop	5,217	484.68

Viewings

Strictly by appointment with the sole agents.

Terms

The property is available as an investment sale. OIRO £575,000

Business Rates

Rates payable: £15,232 per annum
(based upon Rateable Value: £29,750)

Interested parties are advised to contact Peterborough City Council to confirm the Rates Payable.

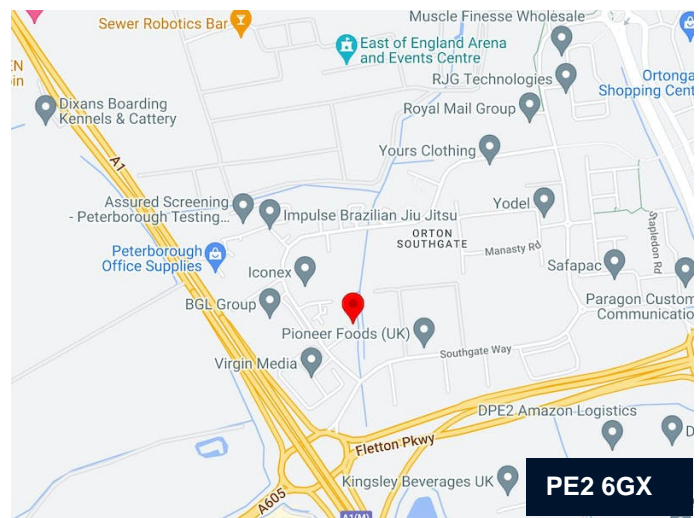
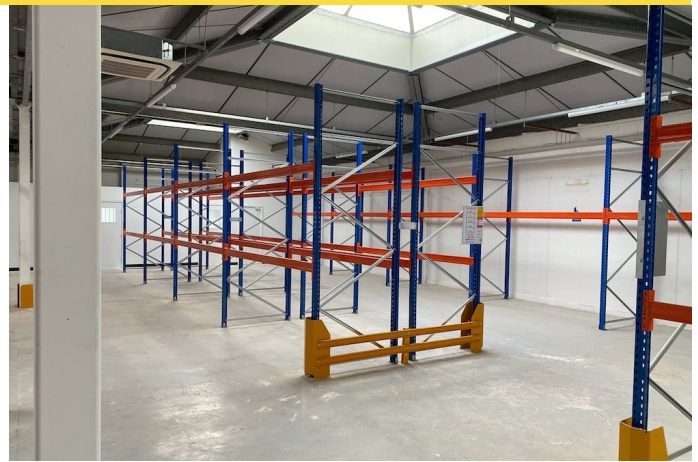
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