

TO LET - INDUSTRIAL

UNIT 15 LION SQUARE

Saville Road, Peterborough, PE3 7PR



Key Highlights

- 3,874 sq ft
- Secure and fenced site with direct access from Saville Road
- EPC C Rating
- Gravelled yard / compound with a good level of parking
- Car sales / showroom related uses considered
- Suitable for a range of uses
- Available immediately

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Description

The property is a detached commercial premises of portal frame construction with low level brickwork and profiled UPVC cladding to elevations. Internally the property will be stripped back to shell condition with WC's. Externally, the building comes with an extensive gravelled yard.

The blue hatched area shown on the Promap plan is the neighbouring tenants shared access-way to their premises. The red hatched area includes a 3,874 sq ft warehouse unit and large yard. This area is for the sole use of the tenant of Unit 15 Lion Square.

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 site is located just off Saville Road, within the Westwood Industrial Estate, approximately 1.5 miles north of the City Centre. The A47 (Soke Parkway / Ring Road) is within 0.75 miles to the north.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 15	3,874	359.91	Available
Total	3,874	359.91	

Viewings

Strictly by appointment only - please ring to arrange a viewing.

Terms

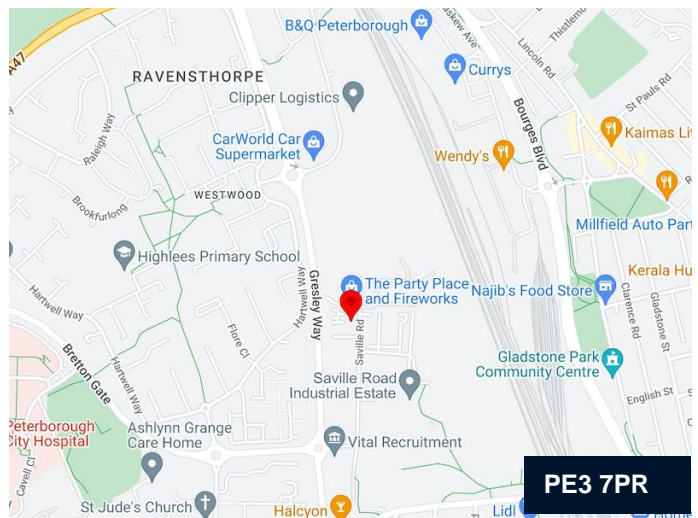
The unit is available to let on a new lease directly from the owners. Guide rent of £30,000 per annum plus VAT.

Business Rates & Service Charge

The current rateable value for Unit 15 is £27,500 but will likely need re-assessment in due course.

Interested parties should make their own enquiries with the VOA.

A service charge will be payable towards external common areas.



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