

FOR SALE - INDUSTRIAL

85A KINGS DYKE

Whittlesey, Peterborough, PE7 1PG



Key Highlights

- 4,961 sq ft
- Site area of approx 1.3 acres
- 5 electric roller shutter doors
- Suitable for a range of uses - STP
- Detached industrial unit with large yard
- Investment (subject to lease) or potential for vacant possession
- EPC - to be confirmed

SAVILLS Peterborough
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Description

The property is of steel portal frame construction with external cladding over an asbestos sheet pitched roof. The eaves height ranges from 3.7m to 4.4m and the unit has been refurbished recently and is fitted with LED lights, office, stores, a small first floor storage area, 3 phase power, gas heating, 5 electric roller shutter doors and access barriers at the front of the site. A vehicle inspection pit remains in situ. Externally there is a part concrete / mainly gravelled yard and we understand the property has a site area of approximately 1.30 acres.

Location

Whittlesey is a market town located in the Fenland district of Cambridgeshire. The property is located in Kings Dyke, Whittlesey close to the A605 and approximately 8 miles from the A1(M) J16 (Norman Cross) and 6 miles east of Peterborough. Whittlesey is a market town located in the Fenland district of Cambridgeshire.

The subject location has been substantially improved by the new bypass which has improved access to this part of Whittlesey. It is a mixed used area with a range of industrial, warehouse, trade counter and open storage uses.

Viewings

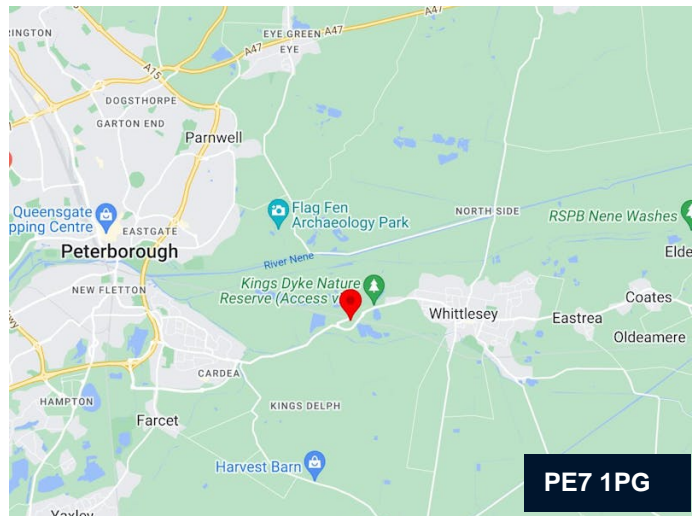
Strictly by appointment with the joint agents - Savills or Landwood Group 0161 710 2010

Terms

The property is available for sale either subject to the existing lease (details upon application) at £30,000 per annum exclusive or potentially vacant possession. Seeking offers in excess of £500,000. VAT will not be payable on the purchase price.

Business Rates

Rates payable: £12,225.50 per annum
(based upon Rateable Value: £24,500)



Contact

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