

TO LET - INDUSTRIAL

22 SECOND DROVE

Peterborough, PE1 5XA



Key Highlights

- 1,874 sq ft
- Mezzanine floor plus storage/office space
- Qualifying businesses may qualify for 100% business rates relief
- EPC Rating: C
- Newly refurbished end of terrace unit
- Roller shutter door
- Suitable for a range of uses - STP
- Quoting Rent: £13,140 per annum exclusive

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Description

The property is a newly refurbished end of terrace unit of steel portal frame construction with a concrete floor and brick / clad exterior walls.

The unit comprises a storage/industrial/office space with LED lighting, kitchen and WC facilities. There is a roller shutter door and personnel door to front of the building together with a mezzanine, roof light panels, an eaves height of 3.7m.

Externally there is car parking in front of the unit and opposite.

Location

Second Drove is located off Fengate in Eastern Industry, an established industrial/commercial area approximately 1.5 miles east of Peterborough city centre.

The Frank Perkins Parkway (A1139) is approximately 1 mile west and forms part of Peterborough's dual carriageway road system which links to the A1(M), A15, A47, and A605.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 22	1,874	174.10

Viewings

Strictly by appointment with the sole agents.

Terms

The property is available to let at a quoting rent of £13,140 per annum exclusive.

Service Charge

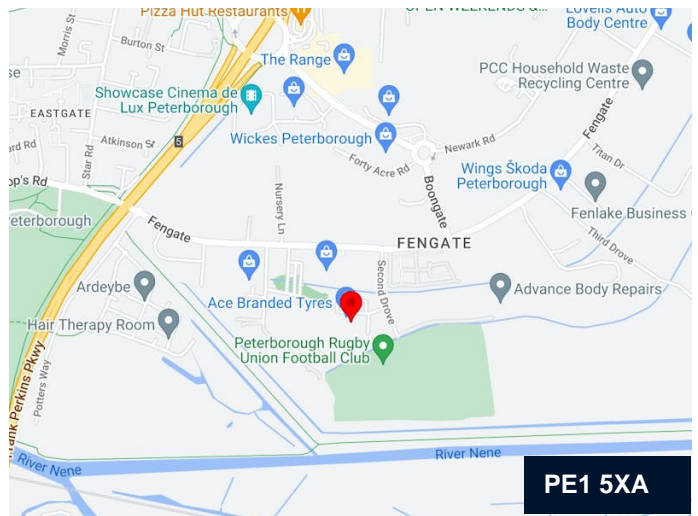
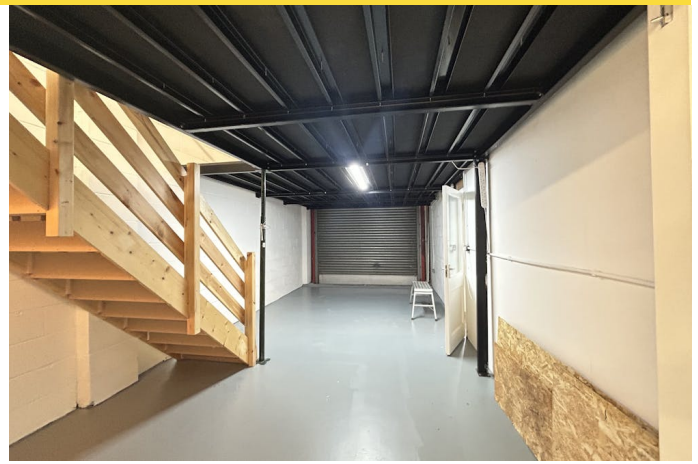
An estate service charge is payable towards the upkeep of the estate.

Business Rates

Rates payable: £3,592.80 per annum

(based upon Rateable Value: £7,200)

Zero business rates for qualifying small businesses.



Contact

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