

TO LET - INDUSTRIAL

UNIT G

Peartree Business Centre, Enterprise Way, Peterborough, PE3 8YQ



Key Highlights

- 4,234 sq ft
- Flexible lease terms available
- Vehicle related MOT / servicing use will NOT be permitted
- EPC Rating: C
- Industrial unit located on established industrial estate
- Secure site with parking
- Less than a mile from the A47 Peterborough Parkway system

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Description

This terraced unit has a full height roller shutter loading door, personnel door, office, WC and kitchenette. 3 phase electricity, gas fired heating and LED lighting.

The unit is considered suitable for a range of commercial uses - interested parties are advised to check their proposed usage with the council if in any doubt. Motor trade/repair use is not permitted. Externally there is parking in front of the unit and there is shared communal parking on the estate.

Location

Peterborough is located approximately 80 miles north of London at the junction of the A1(M) and the A47 and A605. It has good access to other parts of the country via the A14 and the M11. Rail access to Peterborough is excellent with the fastest journey time to London King's Cross being 45 minutes. Stansted Airport is approx. 1 hour drive away.

Peartree Business Centre is located approximately 2 miles north of Peterborough city centre in Bretton an established commercial area of Peterborough. It has good access to the A47, A1(M) via Peterborough ring road system.

Accommodation

Name	sq ft	sq m	Rent
Unit - G	4,234	393.35	£29,638 /annum

Terms

The property is available to let on terms to be agreed. Guide rent of £29,638 per annum plus VAT.

Viewings

Strictly by appointment with the agents, Savills or Eddisons - Julian Welch 01733 897722.

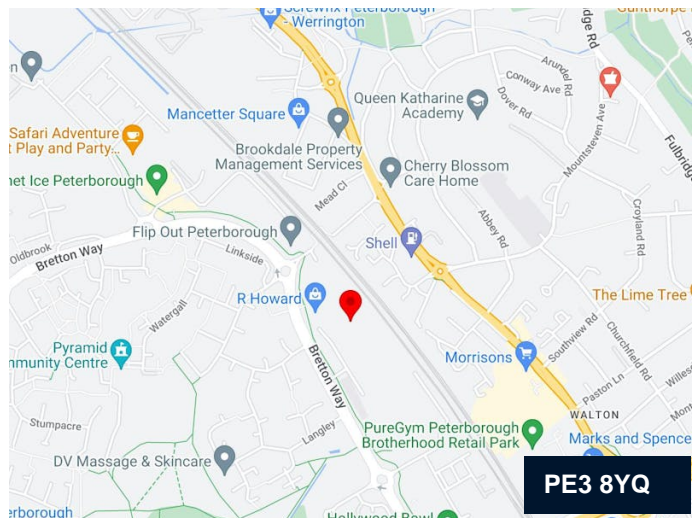
Service Charge

A service charge will be payable towards the upkeep of the common areas of the estate.

Business Rates

Rates payable: £9,980 per annum

(based upon Rateable Value: £20,000)



Contact

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