

01733 897722

eddisons.com

**INDUSTRIAL / WAREHOUSE TO LET**

**Eddisons**

Incorporating Barker Storey Matthews



**2 STEVERN WAY, EDGERLEY DRAIN ROAD,  
PETERBOROUGH PE1 5EL**

**£110,000 per annum exclusive.**

**Size: 1,263.2 sq m (13,597 sq ft)**

- 6.2 m to eaves
- Gated Site
- Newly refurbished
- Detached unit

## LOCATION

Stevrn Way is situated on Edgerley Drain Road approximately 2 miles east of Peterborough city centre, within easy reach of the Frank Perkins Parkway (A1139).

The estate incorporates 14 units in a courtyard layout with dedicated car parking in front of each unit.

## DESCRIPTION

Unit 2 is a detached modern warehouse unit. The property is of steel portal frame construction under a pitched roof. There are two electrically operated loading doors to the front (4 m wide x 4.5 m high). Concrete loading yard area to the front together with dedicated car parking area.

The premises are currently being refurbished to include new floor and lighting within the warehouse area and redecoration and new lighting within the office areas.

The first floor offices are a combination of open plan together with 3 private offices / meeting rooms. At ground floor, there are 5 further offices / store plus 2 WCs and shower room.

The dimensions of the ground floor of the unit are 31.78 m x 35.77 m

## SERVICES

Mains electricity / water / gas are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

Ground Floor	1136.8 sq m	12,236 sq ft
First Floor	126.4 sq m	1,361 sq ft
<b>Total:</b>	<b>1263.2 sq m</b>	<b>13,597 sq ft</b>

## BUSINESS RATES

From the Valuation Office website, the ratable value of the premises is £70,500 giving a rates payable for the current year of £36,096.

## RENT

The premises are available on a new lease for a term to be negotiated. The commencing rent is to be £110,000 per annum exclusive.

## VAT

VAT will be chargeable at the standard rate.

## LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

## SERVICE CHARGE

There is a service charge in operation to cover the communal costs at the estate. Further information upon request.

## EPC

The premises have an EPC rating of D (78). A full copy of the EPC is available on request.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**incorporating Barker Storey Matthews**

**Gavin P Hynes MRICS**  
01733 209480  
Gavin.hynes@eddisons.com

Ref: 801.171014  
April 2023



For more information, visit [eddisons.com](http://eddisons.com)  
T: 01733 897722

### Important Information

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