

01733 897722

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## INDUSTRIAL / WAREHOUSE UNITS TO LET

**Eddisons**

Incorporating Barker Storey Matthews



### VISION PARK, PADHOLME ROAD EAST PETERBOROUGH PE1 5XP

**Rents from £983 per month**

- Self-contained fenced and gated site
- Modern light industrial / warehouse units
- Sought after location
- Newly refurbished

**109 – 196 sq m**

**(1,180 – 2,130 sq ft)**

On behalf of



## LOCATION

Vision Park is located on Padholme Road East, opposite Astore Park, within the established Eastern Industrial area. There is quick and easy access to the City's Parkway system via the Boongate junction, which in turn gives access to the A15, A47 and A1(M).

## DESCRIPTION

Built in 2016, Vision Park comprises 6 units split between two buildings. Currently under refurbishment, Unit 1 is a detached warehouse building with an eaves height of 8m and providing a large warehouse area, offices, WC's, kitchen and structural storage mezzanine. It has a full height roller shutter door, three phase power and has the benefit of a large yard area to the front (which can be fenced and gated for a future occupier if required).

Units 2-6 are situated within the rear building. Each unit has a full height roller shutter door, separate pedestrian entrance, disabled compliant WC, tea point, three phase power, mains water and drainage and LED lighting.

## ACCOMMODATION

Unit 1 - LET	(6,781 sq ft)
Unit 2 - 185.34	(1,955 sq ft)
Unit 3 - LET	(1,235 sq ft)
Unit 4 - 196.95 sq m	(2,130 sq ft)
Unit 5 - 109.63 sq m	(1,180 sq ft)
Unit 6 - LET	(1,150 sq ft)

All floor areas are approximate and stated on a Gross Internal Area basis.

## RENT

Unit 1 - £4,704 per month
Unit 2 - £1,995 per month
Unit 3 - £1,235 per month
Unit 4 - £1,775 per month
Unit 5 - £983 per month
Unit 6 - £958 per month

Please note, all rents are stated exclusive of VAT which is payable at the standard rate.

## SERVICES

Mains water, power and drainage are connected to the units.

## BUSINESS RATES

The properties are to be reassessed for business rates purposes.

It is anticipated that Units 2-6 will all qualify for small business rates relief meaning that for a qualifying occupier (being an occupier for which this is its only commercial premises), 100% Small Business Rates Relief will apply.

Further details on request from the sole agents.

## LEGAL COSTS

Each party to bear its own legal fees in connection with this matter.

## SERVICE CHARGE

A service charge will be payable for maintenance and upkeep of the common areas of the Estate. Details upon request.

## EPC

The properties are to be re-assessed for EPC purposes. A copy of the relevant certificate will be made available upon request.

## PLANNING

The property has planning consent for light industrial uses within Class E, and for uses within Classes B2 and B8.

**PLEASE NOTE** – we are sorry, but Vehicle related uses will not be considered on this estate.

## LEASE TERMS

The units are available on new leases for a term to be agreed.

## VIEWING

Strictly by appointment with the joint agents:-

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

**Julian Welch**  
**01733 556496**  
**Julian.welch@eddisons.com**

OR

**Savills**  
**Ed Gee / James Anderson**  
**01733 567231**

For more information, visit [eddisons.com](http://eddisons.com)  
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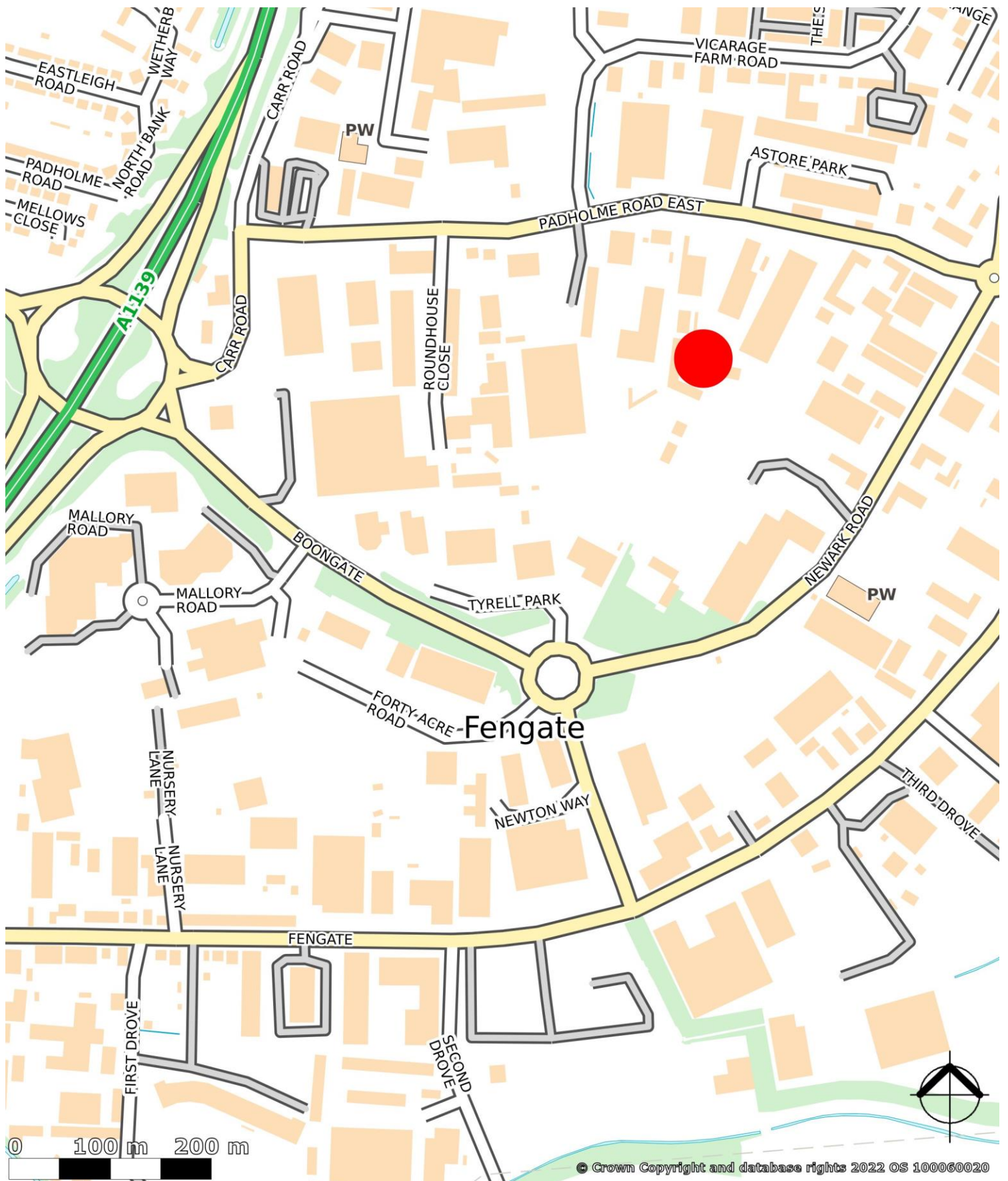
### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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