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INDUSTRIAL / WAREHOUSE TO LET

**Eddisons**

Incorporating Barker Storey Matthews



Photographs taken prior to current occupation

**254 STATION ROAD, WHITTLESEY, PETERBOROUGH PE7 2HA**

**RENT/PRICE**

- Fully fenced and gated site
- Includes detached office
- Up to 9m Eaves
- Two full length gantry cranes

**1,875.32 sq m (20,186 sq ft)**

**Site Area 0.65 Ha (1.604 Acres)**

## LOCATION

The property is situated on the west side of Station Road to the south east of Whittlesey Town centre, within the main employment area for the town.

Whittlesey is located on the A605 approximately 5 miles to the East of Peterborough and with easy access to the national road network via the A605 and A47 trunk roads.

## DESCRIPTION

The property comprises a detached light industrial / storage unit of steel portal frame construction arranged in three bays, with full height cladding to a maximum eaves height of 9.0m Four electric roller shutter doors are provided to the front elevation, with a further loading door to the rear. The warehouse is finished with lighting, oil fired heater and two full length gantry cranes in bays 1 & 2.

Adjacent is a detached office building of brick construction under a pitched concrete tiled roof with double glazed UPVC windows. The accommodation is subdivided to provide 5 offices, ladies & gents WC's and a kitchen. An accessible WC is accessed externally. The offices are finished to include suspended ceilings with a combination of inset Cat II and surface mounted Cat II lighting, painted plastered walls and carpeting.

Externally the property provides a fully fenced and gated yard and parking areas surfaced in concrete to the front and rear of the unit.

## ACCOMMODATION

Bay 1 -	933.88 sq m	(10,052 sq ft)
Bay 2 -	237.19 sq m	( 2,553 sq ft)
Bay 3 -	583.54 sq m	( 6,821 sq ft)
Offices -	120.71 sq m	( 1,229 sq ft)
<b>Total -</b>	<b>1,875.32 sq m</b>	<b>(20,186 sq ft)</b>

**Site Area - 0.65 Hectares (1.604 Acres)**

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

## RENT

The rent is to be £79,000 per annum exclusive of VAT, Business Rates and other outgoings.

## VAT

The property is elected for VAT purposes and VAT will be payable in addition to the rent.

## BUSINESS RATES

The property has a Rateable Value of £61,000. Rates are normally payable at 51.2 pence in the pound on the Rateable Value however interested parties are encouraged to confirm the rates payable figure with Fenland District Council.

## SERVICES

Three phase power, mains water and drainage are all believed to be connected to the premises. No services have been tested and no warranties can be given or implied as to their capacities or current status.

## EPC

The industrial element of the property has an EPC rating of C (63). The office element has an EPC rating of E (112). Copies of the certificates are available upon request.

## LEASE TERMS

The property is available on the basis of a new lease for a term to be agreed.

## VIEWING

Strictly by appointment with the sole agents:-

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

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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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