01733 897722 eddisons.com

## **INDUSTRIAL / WAREHOUSE TO LET**





## 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)
Total -	1,875.32 sq m	(20,186 sq ft)

0.65 Hectares

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

#### **RENT**

Site Area -

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

(1.604 Acres)

#### **VAT**

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

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#### **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.

#### **FPC**

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**

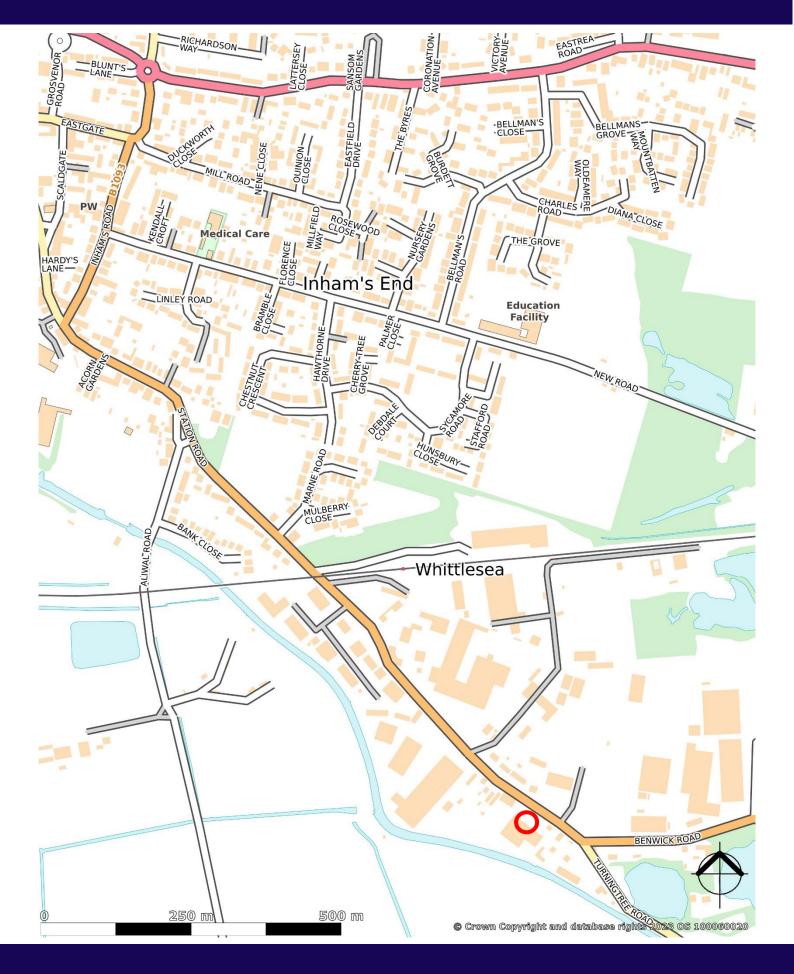
Strictly by appointment with the sole agents:-

# Eddisons incorporating Barker Storey Matthews

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Incorporating Barker Storey Matthews

#### Important Information