

01733 897722

eddisons.com

INDUSTRIAL UNIT FOR SALE

Eddisons

Incorporating Barker Storey Matthews



UNITS 27-28 SECOND DROVE INDUSTRIAL ESTATE, FENGATE,
PETERBOROUGH PE1 5XA

PRICE: £285,000

Size: 194.84 sq m (2,097 sq ft)

- Located in prominent industrial area
- Two loading doors and a pedestrian entrance
- Mezzanine fitted
- Includes two office spaces

LOCATION

The property is located on Second Drove Industrial Estate, off Fengate, within the established Eastern Industrial Area of Peterborough.

Second Drove provides a range of small to medium light industrial and storage units occupied by a variety of uses. Eastern Industry is the city's most established light industrial, trade counter and distribution areas with easy access to the City Centre and Peterborough Parkway System.

DESCRIPTION

The property comprises of steel portal frame construction with half height brick work and cladding with a minimum eaves height of around 4.06m. The two units are interconnecting with no division between the two. The unit has two roller shutter doors with a central pedestrian entrance. The property benefits from two offices, two WCs and two kitchens. There is a structural mezzanine floor, accessed via a staircase at the centre of the unit. Car parking is also included with the unit.

SERVICES

Mains water, drainage, gas and electricity are believed to be connected to the premises. No services have been tested and no warranties can be given or implied as to their current status or capacities.

ACCOMMODATION

	Sq m	Sq ft
Ground floor:	194.84	2,097
Mezzanine	144.67	1,557

BUSINESS RATES

This property has a Rateable Value of £14,500. Business rates are payable at 49.9 pence in the pound giving a rates payable of £7,235.50. Interested parties are however advised to confirm the rates payable figure with the Peterborough City Council.

PRICE

£285,000 with Vacant Possession on completion.

VAT

We understand that VAT will not be charged on the sale price.

LEGAL COSTS

Each party to bear their own costs in this transaction.

SERVICE CHARGE

An estate charge is payable for management of the general estate. Details on request from the agent.

EPC

This property has an EPC rating of D (79).

TIMING

The unit will be available from **1st April 2024**

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating Barker Storey Matthews

Gavin Hynes
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151223



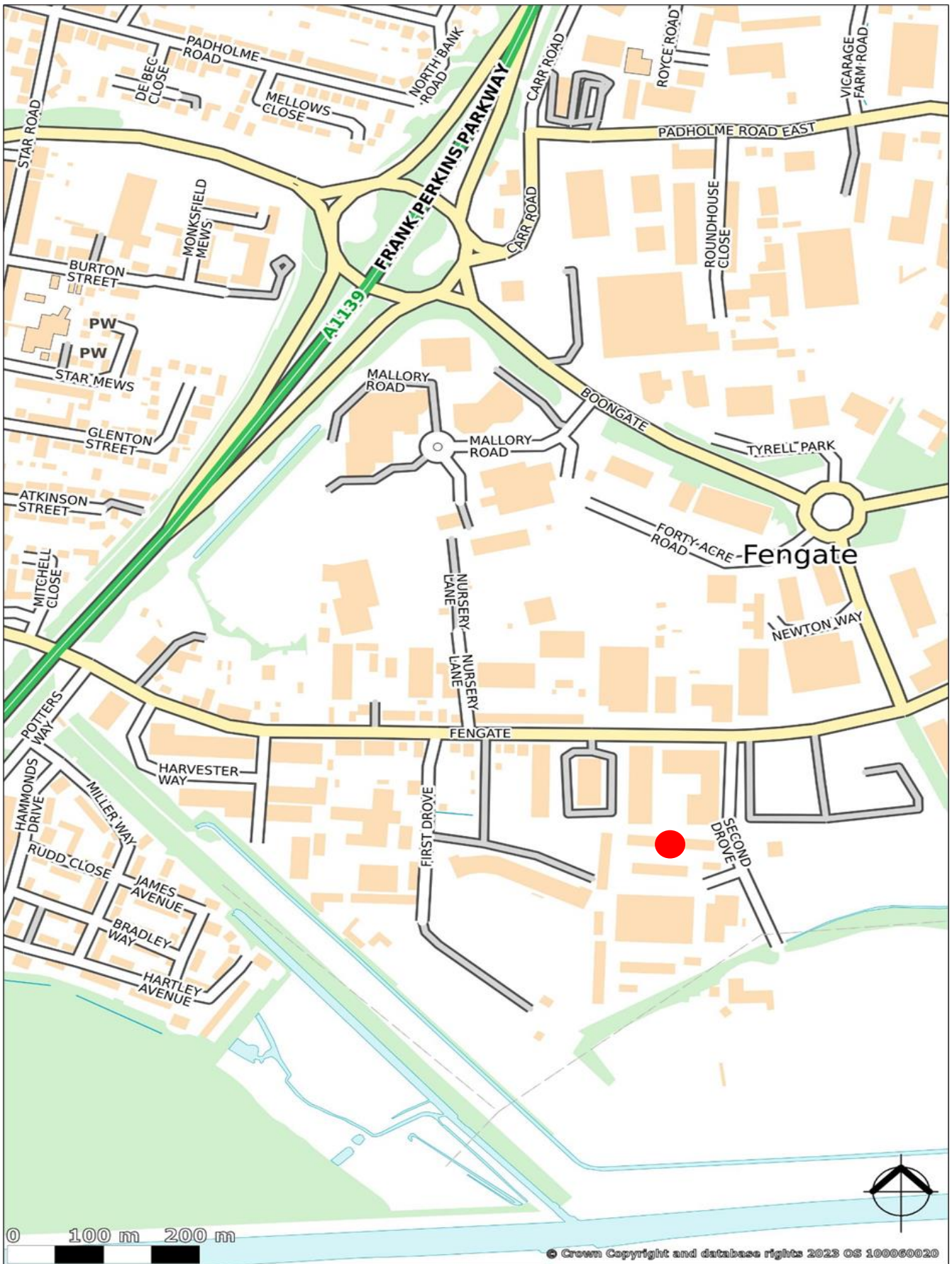
For more information, visit eddisons.com
T: 01733 897722

Important Information

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