

01733 897722

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INDUSTRIAL – TO LET

Eddisons

Incorporating Barker Storey Matthews



11 ALPHA PARK, MALLARD ROAD, BRETTON, PETERBOROUGH PE3 8AF

£16,000 per annum

177.44 sq m (1,910 sq ft sq ft)

- Popular Estate
- Available June 2024
- 100% Small Business Rates Relief
- **SORRY – Motor Trade uses will not be considered for this unit**

LOCATION

Alpha Park is located off Mallard Road, itself off Bretton Way, within the established Bretton Industrial area of Peterborough. It is approximately 2.5 miles from the City Centre and less than 1 mile from Junction 17 of the Soke Parkway (A47) which in turn provides fast access to the A15 and A1(M).

DESCRIPTION

The property comprises an end of terrace light industrial unit of clear span portal frame construction with insulated metal sheet cladding and pitched insulated metal sheet clad roof. The property benefits from 3 phase power, single WC, small office, ceiling mounted lighting, full height loading door and separate pedestrian entrance. Externally the unit has three allocated parking spaces however there is additional overflow communal parking available on site.

ACCOMMODATION

Unit 11 - 177.44 sq m (1,910 sq ft)

Floor areas are approximate and stated on a gross internal area basis.

RENT

The rent is to be £16,000 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 £12,000. This means that for qualifying occupiers (being an occupier for which this is its only commercial premises) **100% Small Business Rates Relief applies**. For non-qualifying occupiers, business rates are normally payable at 49.9 pence in the pound on the rateable value. Interested parties are encouraged to confirm the rates payable figure with Peterborough City Council.

SERVICE CHARGE

There is a service charge payable in respect of maintenance of the common areas of the estate. Details upon request.

SERVICES

Mains power, water and drainage are believed to be connected to the unit. There also appears to be a gas connection but no meter at present. No services have been tested and no warranties can be given or implied as to their capacities or current status.

LEGAL COSTS

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

EPC

The property has an EPC rating of D (83). A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new lease for term to be agreed, not less than 5 years.

TIMING

The property is available from June 2024.

VIEWING

Strictly by appointment with the joint 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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