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eddisons.com

LIGHT INDUSTRIAL UNIT TO LET

Eddisons

Incorporating Barker Storey Matthews



**UNIT 6 VARITY PARK, VICARAGE FARM ROAD, PETERBOROUGH
PE1 5GU**

RENT: £10,500 pax

78.97 sq m (850 sq ft)

- Modern units
- 100% Small Business Rates Relief
- Allocated parking
- Limited number of units available at this size

LOCATION

The premises are situated on Vicarage Farm Road in the Eastern Industrial area which is one of the main commercial areas of Peterborough. The main access route to Eastern Industry is via the A1139 Perkins Parkway which provide easy access to the Peterborough parkway ring road system and main trunk road A47, A15 and A1(M).

DESCRIPTION

The unit comprise of a steel portal frame with flat panel cladding and glazing to frontages. The units have an electric roller shutter door and roof lighting. Externally the property has block paviour parking with two allocated spaces and a delivery bay. Each unit has a first floor mezzanine of around 255 sq ft.

No motor trade will be permitted.

ACCOMMODATION

| | Sq m | Sq ft |
|---------------------|-------|-------|
| Unit 6 Ground floor | 55.28 | 595 |
| Mezzanine | 23.69 | 255 |

RENT

£10,500 per annum exclusive.

VAT

VAT will be charged on the rent.

BUSINESS RATES

Unit 6 has a Rateable Value of £6,100. Occupiers who are UK registered and only occupy one unit should qualify for 100% small business rates relief and no rates will be payable. Interested parties are strongly advised to verify the rates payable figure with Peterborough City Council.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Further details available upon request.

SERVICES

Mains electricity, water and drainage is believed to be available to the premises. No services have been tested and no warranties can be given or implied as to their connection status or capacities. Interested parties are encouraged to make their own enquiries of the relevant service providers.

LEGAL COSTS

Each party to bear their own cost in this transaction

EPC

This unit has an EPC rating of B(47).

LEASE TERMS

New lease available, terms by negotiation.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

Hattie Gullan-Whur or Stephen Hawkins
Hattie.gullan-whur@eddisons.com
Stephen.hawkins@eddisons.com

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For more information, visit 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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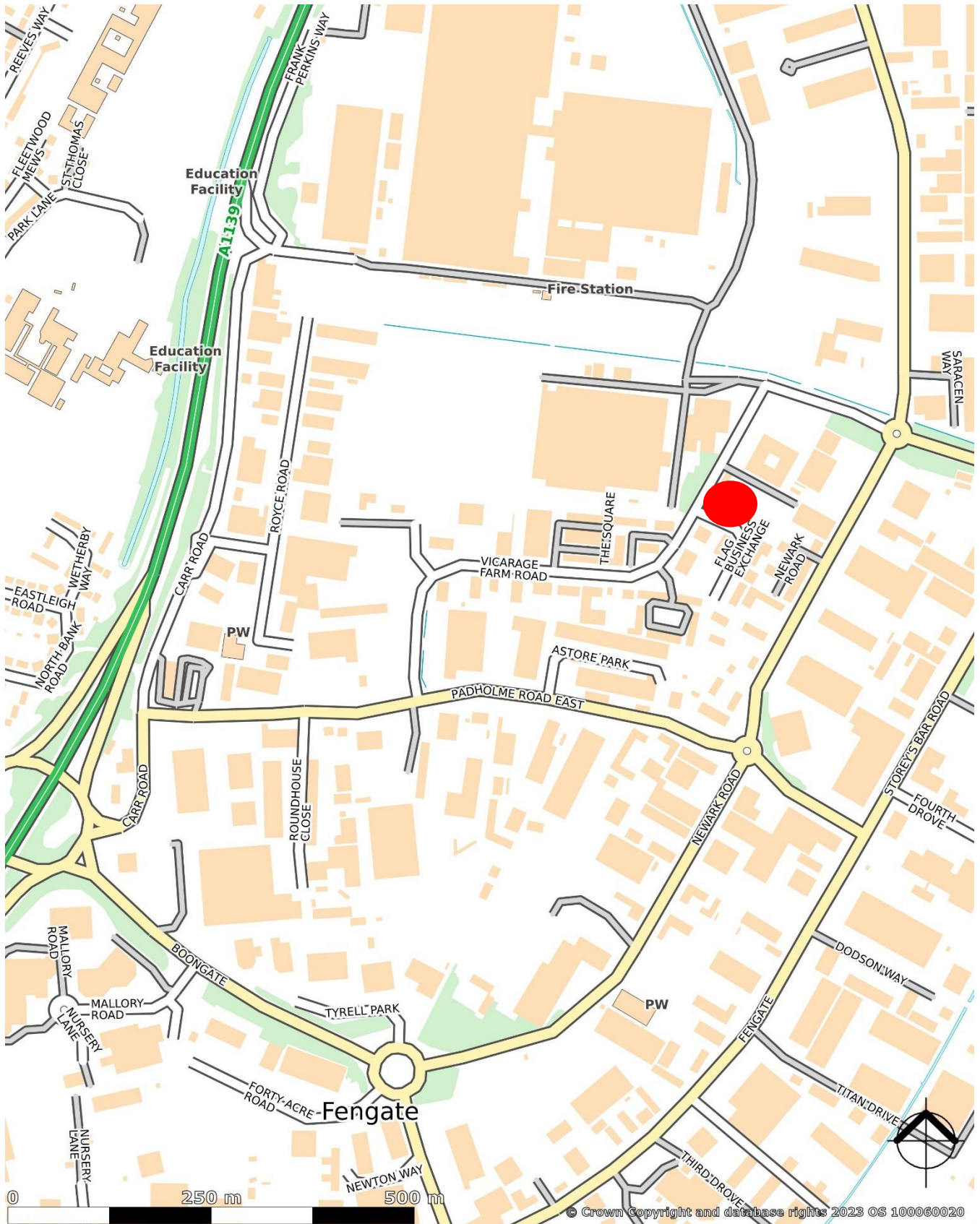
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