01733 897722 eddisons.com

## **SECURE STORAGE LAND – TO LET**





### TOWNGATE EAST, MARKET DEEPING, PETERBOROUGH PE6 8LQ

## **RENT/PRICE**

- Fenced and Gated Site
- Laid to Hardcore
- Power and Water Available
- Includes Office / Welfare Cabin
- NOTE restrictions on Use please see 'Use' details over page

1 Acre (0.406 Ha)

#### **LOCATION**

The site is located on Towngate East, adjacent to Deeping Direct Deliveries, on the north-east edge of Market Deeping. There is easy access to the A15 (Peterborough – Lincoln) and A1175 (Spalding / Boston to the east) main roads.

#### **DESCRIPTION**

The property comprises an open storage site extending to approximately 1 acre. The site is fully fenced and gated and has direct access off Towngate East. Electricity and water are available on site, as well as a small welfare / office unit.

#### **USF**

The property has planning consent for Open Storage **subject to the following conditions:** 

- No scrap metal is to be stored on the site.
- The site may be used between 8am and 6 pm Monday to Saturday, with no access on Sunday, Bank Holidays or Public Holidays.
- The maximum height of any vehicle, machinery or other item stored on site shall be 4m from ground level.
- No item or vehicle stored on the site shall be stacked at any time.

#### **RENT**

The rent is to be £40,000 per annum exclusive.

#### VAT

The property is not elected for VAT purposes and therefore no VAT is payable in respect of the rent.

#### **BUSINESS RATES**

The property is to be assessed for Business rates purposes – further details on request.

#### **SERVICES**

Mains power and water are believed to be available to the property. 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 be responsible for their own legal costs.

LEASE TERMS

Available on a new lease for a term to be agreed.

#### VIEWING

The property can be freely viewed from the roadside, however to inspect the site and for further information please contact the sole agent:

# **Eddisons** incorporating Barker Storey Matthews

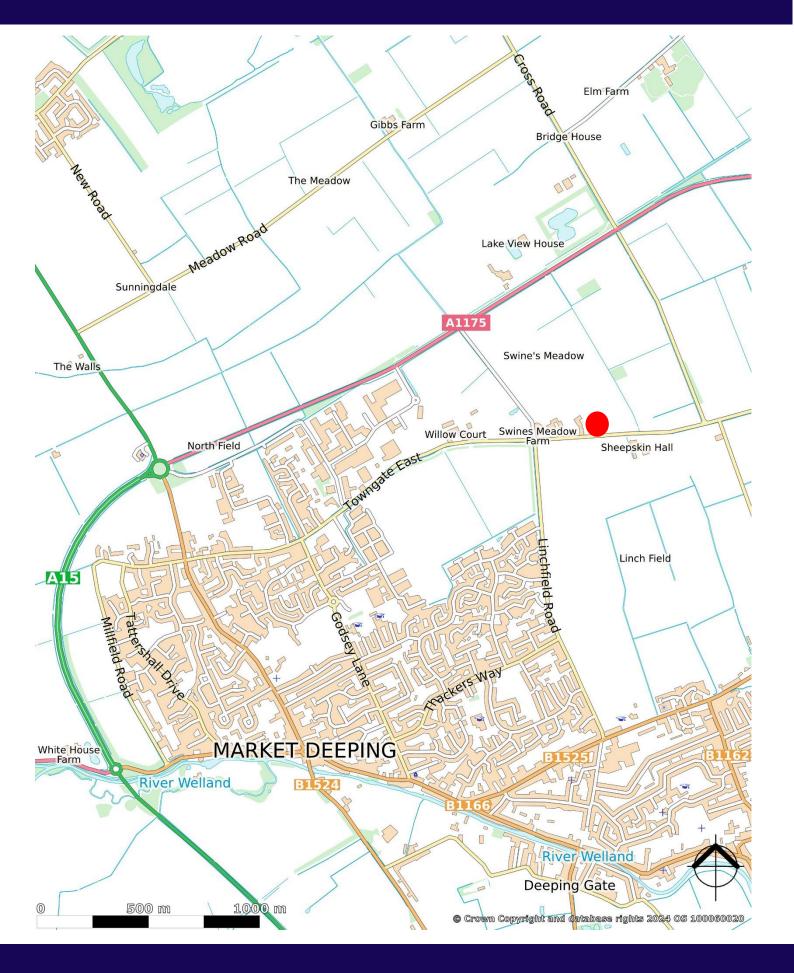
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#### Important Information