

01733 897722

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## SECURE STORAGE LAND – TO LET

**Eddisons**

Incorporating Barker Storey Matthews



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

**From £20,000 per annum**

**0.50 to 1 Acre (0.406 Ha)**

- 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

## 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. The client will consider a lease of half of the site if required.

## USE

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

Rent from £20,000 per annum depending on site area.

## 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**

**Julian Welch**  
**01733 556496**  
**Julian.welch@eddisons.com**

801.1209028  
240507

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01733 897722

### 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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