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INDUSTRIAL / WAREHOUSE – TO LET OR FOR SALE

Eddisons

Incorporating Barker Storey Matthews



20 WAINMAN ROAD, PETERBOROUGH PE2 7BU

£60,000 pa / £850,000

1,102.67 sq m (11,869 sq ft)

- Popular Trading Estate
- Clear Span Warehouse
- Two Storey Offices
- Storage Compound
- Available To Let or For Sale

LOCATION

The Property is located on Wainman Road within the Woodston Industrial area located to the south-west of Peterborough City Centre. The immediate area is well established as one of Peterborough's foremost light industrial and distribution locations, and has easy access to the Peterborough Parkway system with Junction 17 of the A1(M) being three miles distant.

DESCRIPTION

The property comprises a mid-terraces light industrial / warehouse unit of steel portal frame construction with brick elevations, under a pitched steel decked roof. There are glazed panels at high level in the rear elevation providing natural light. The unit benefits from three phase power, a full height roller shutter door, separate pedestrian entrances and a storage compound to the rear elevation, with a further pedestrian entrance to the front elevation. There are two storey offices to the front which provide offices, a kitchen and WC's at ground floor and further offices at first floor. The unit measures 5.7m to eaves. There is communal parking to the front of the property.

ACCOMMODATION

Ground floor –	972.77 sq m	(10,471 sq ft)
First floor -	129.90 sq m	(1,398 sq ft)
Total -	1,102.67 sq m	(11,869 sq ft)

RENT/ PRICE

£60,000 per annum exclusive
£850,000 for the residual 979 year long lease.

LONG LEASEHOLD INTEREST

The property is held under a 999 year lease from 5th October 2024 (979 years remaining) at a ground rent of £100 per annum (fixed for the term of the lease). A copy of the lease is available upon request from the sole agents.

VAT

The property is elected for VAT purposes and VAT will be payable in addition the rent / purchase price.

BUSINESS RATES

The property has a rateable value of £37,250. Business Rates are normally payable at 49.9 pence in the pound on the rateable value however interested parties are encouraged to confirm the rates payable figure with Peterborough City Council.

ESTATE CHARGE

There is an Estate Charge payable for maintenance of the common areas of the estate. Details upon request from the sole agents.

SERVICES

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

LEGAL COSTS

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

EPC

The property has an EPC rating of D (85). A copy of the certificate is available upon request.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

Julian Welch
01733 556496
Julian.welch@eddisons.com

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240604

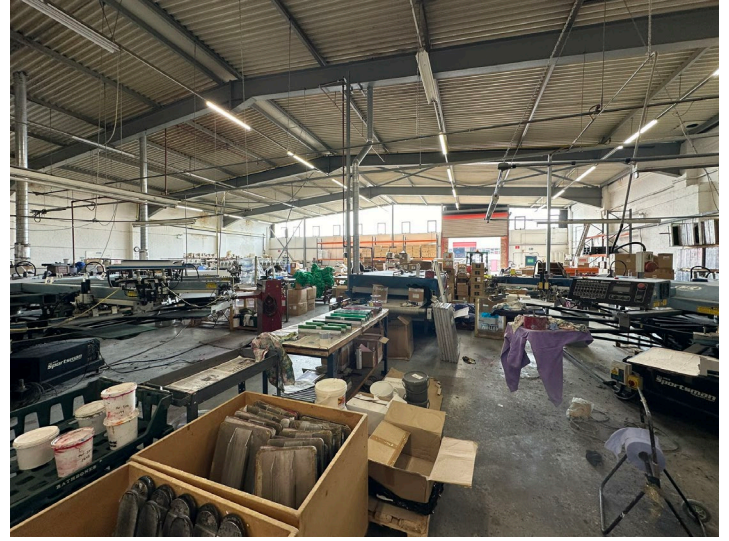
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Important Information

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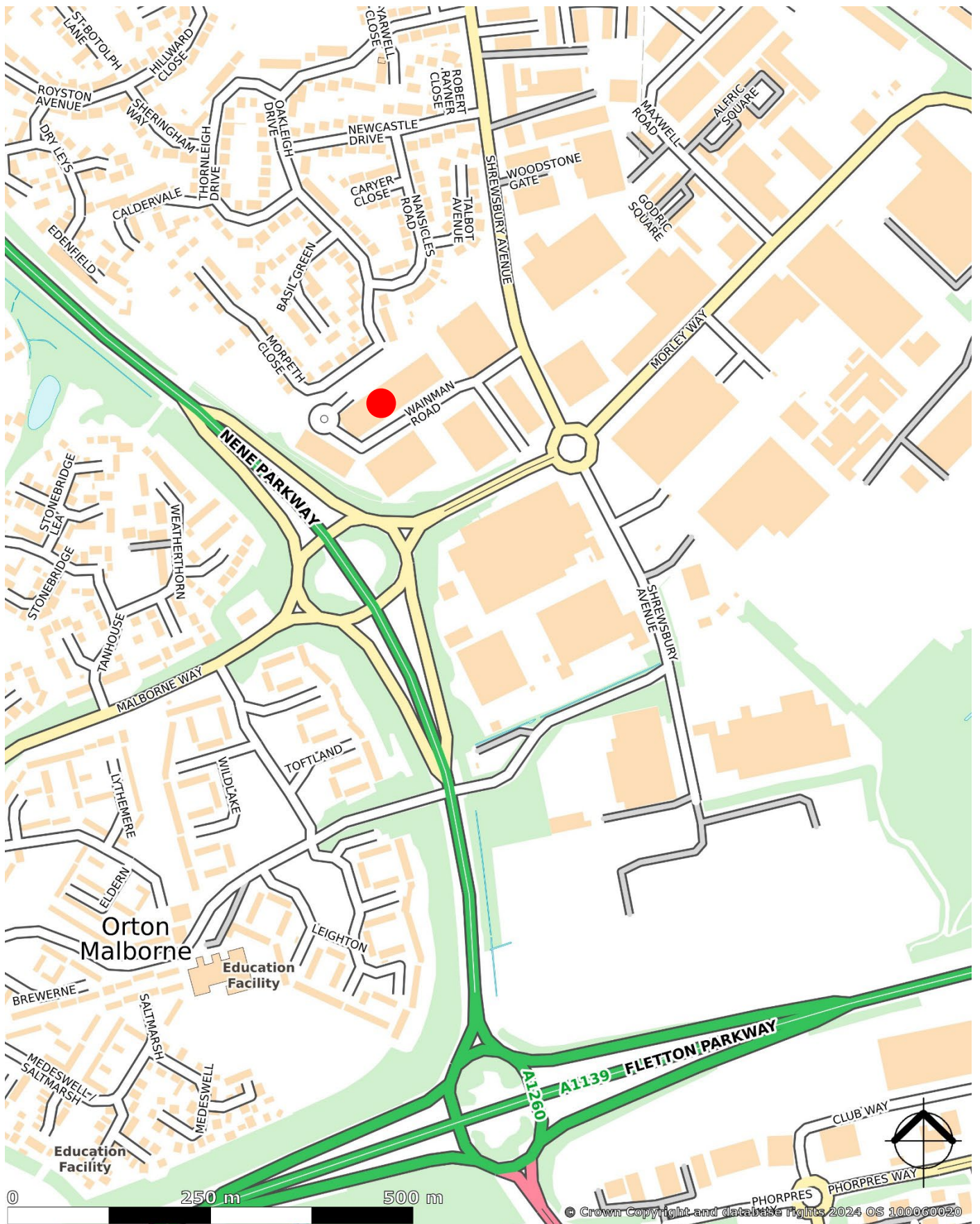
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