

01733 897722

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INDUSTRIAL/STORAGE UNIT TO LET

Eddisons

Incorporating Barker Storey Matthews



**UNIT G PEARTREE BUSINESS CENTRE, ENTERPRISE WAY, PETERBOROUGH,
PE3 8YQ**

£29,638 per annum exclusive

Size: 393 sq m (4,234 sq ft)

- Established industrial estate
- Secure site with good parking
- Easy access to the Parkway system
- SORRY – no vehicle related uses permitted.

LOCATION

Peartree Business Centre is located approximately 2 miles from Peterborough City Centre in Bretton, an established commercial area of Peterborough.

It has good access to the A47 and A1(M) via the Peterborough ring road system.

DESCRIPTION

The unit comprises a mid-terraced light industrial / warehouse premises. The property benefits from a single roller shutter door, personnel door, WC and kitchenette. The unit also has 3 phase electricity, gas heating and fluorescent lighting.

Externally, there is parking to the front of the unit, as well as shared communal parking on the remainder of the estate.

SERVICES

Mains electricity, gas, water and drainage are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

4,234 sq ft (393 sq m)

All measurements are approximate and stated on a GIA basis.

BUSINESS RATES

The property has a Rateable Value of £20,000. Business Rates are normally charged at a rate of 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.

RENT

£29,638 per annum plus VAT.

VAT

VAT will be charged on the rent.

LEGAL COSTS

Each party will bear their own costs relating to this transaction.

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the communal areas of the estate. Further details on request from the letting agents

EPC

The EPC rating for this property is C (71).

USE

The property is suitable for a range of light industrial or storage uses, however PLEASE NOTE vehicle related uses will not be considered.

VIEWING

Strictly by appointment with the joint agents:-

Eddisons
incorporating Barker Storey Matthews

The Lawns,
33 Thorpe Road
Peterborough
PE3 6AB

Julian Welch
Julian.welch@eddisons.com
01733 556496

Or

SAVILLS
Telephone: 01733 201388
James Anderson

801.145577
240611

For more information, visit 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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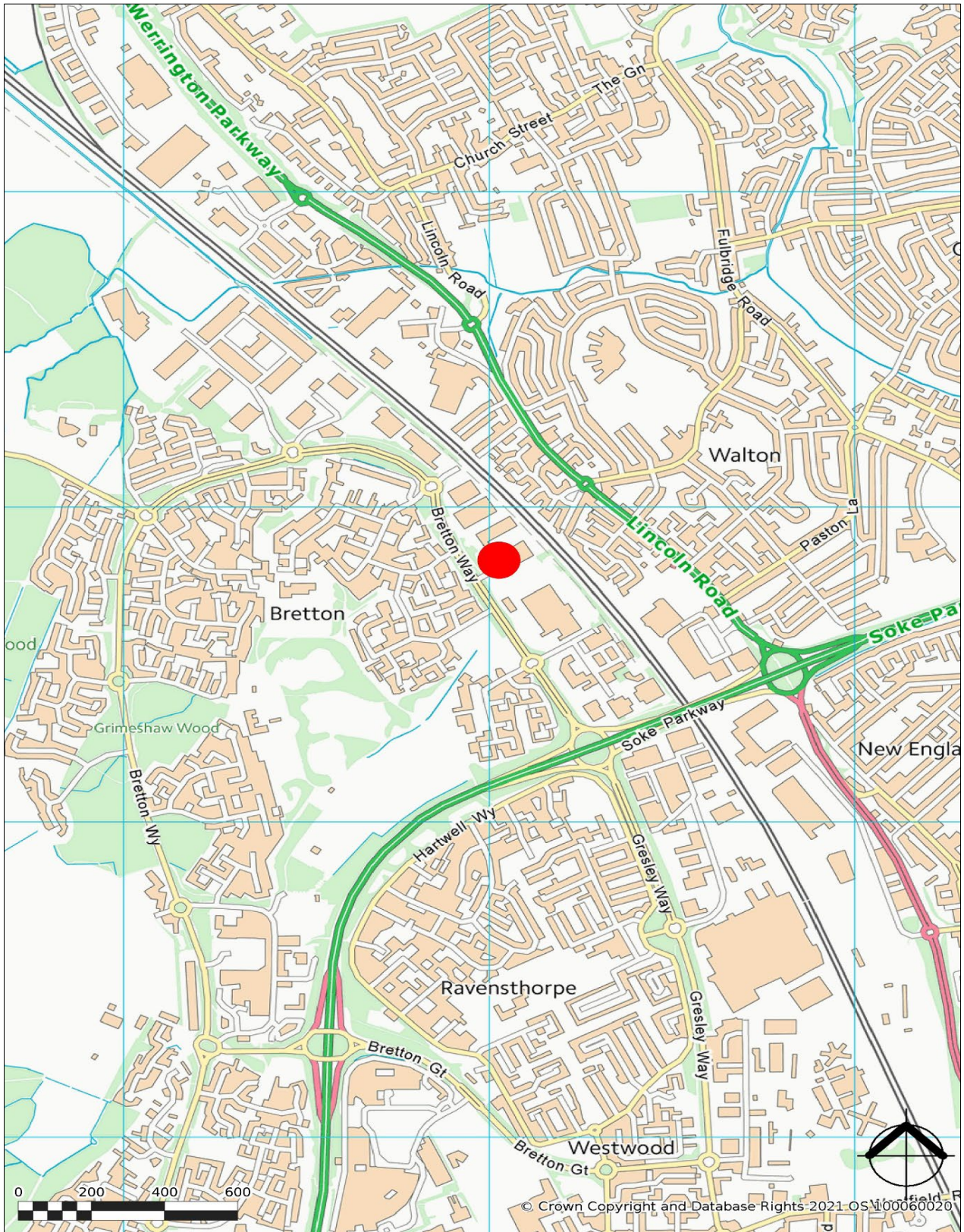
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