

01733 897722

eddisons.com

INDUSTRIAL UNIT – TO LET

Eddisons

Incorporating Barker Storey Matthews



UNIT 22 - 24 AARON ROAD INDUSTRIAL ESTATE, STATION ROAD, WHITTLESEY
PE7 2EX

Rent: £29,500 per annum exclusive

355.8 sq m (3,830 sq ft)

- Self-Contained Site
- Available July 2024
- Good Yard
- 2 loading doors

LOCATION

The premises are situated on the Aaron Road Industrial Estate just off Station Road to the south of Whittlesey town centre. The immediate area is a mixture of industrial and warehousing uses, with neighbouring Ashley Industrial Estate and Benwick Road Industrial Estate.

Whittlesey is a market town situated approximately 8 miles to the east of Peterborough on the A605. Road improvements have provided faster connectivity to the A1(M) and Peterborough.

DESCRIPTION

The premises sits on a self-contained site benefiting from fencing and a yard / parking area to the front of the property. The premises comprises a modern industrial / warehouse building of steel portal frame construction with walls clad in brick and block and insulated steel sheeting to an eaves height of 6m. The unit benefits from roof lights, lighting, 3-phase power and access via two electric up and over doors.

Within the warehouse area, there is a partitioned office fitted out with lighting, floor covering and a WC.

SERVICES

Mains water, electricity, gas are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

ACCOMMODATION

The industrial / warehouse units provide a total gross internal area of approximately.

	Sq. Ft	Sq. M
Warehouse / Offices	3,830	355.81

We have calculated that the total site area amounts to 0.33 acres. Based on an approximate 40% build to site ratio this provides additional storage land 0.11 acres.

BUSINESS RATES

Current Assessment (April 2023)

Rateable Value £17,250

Rates payable will be subject to any relief, however, the UBR (Year 24/25) is 49.9pence.

Interested parties should make their enquiries with the Local Billing Authority, Fenland District Council

RENT

Quoting Annual Rental of £29,500 exclusive.

VAT

The property is elected for VAT purposes; therefore, VAT is payable.

LEGAL COSTS

Each party is responsible for their own legal costs and professional fees.

EPC

The EPC rating for Unit 22 & 24 is 'C'.

A copy of the Energy Performance Certificate is available upon request.

SERVICE CHARGE

The property is situated on an established industrial estate and therefore there is a small service charge cost payable for the upkeep of the estate roads and common landscaping areas. Details of the service charge cost are available upon request.

LEASE TERMS

The property is available by way of a new lease, on terms to be agreed.

VIEWING

Strictly by appointment with the sole agents: -

Eddisons

incorporating Barker Storey Matthews

33 Thorpe Road, Peterborough PE3 6AB

Contact: Simon Parsons

simon.parsons@eddisons.com

01733 897722

Ref: 801.1213076

June 2024

For more information, visit eddisons.com

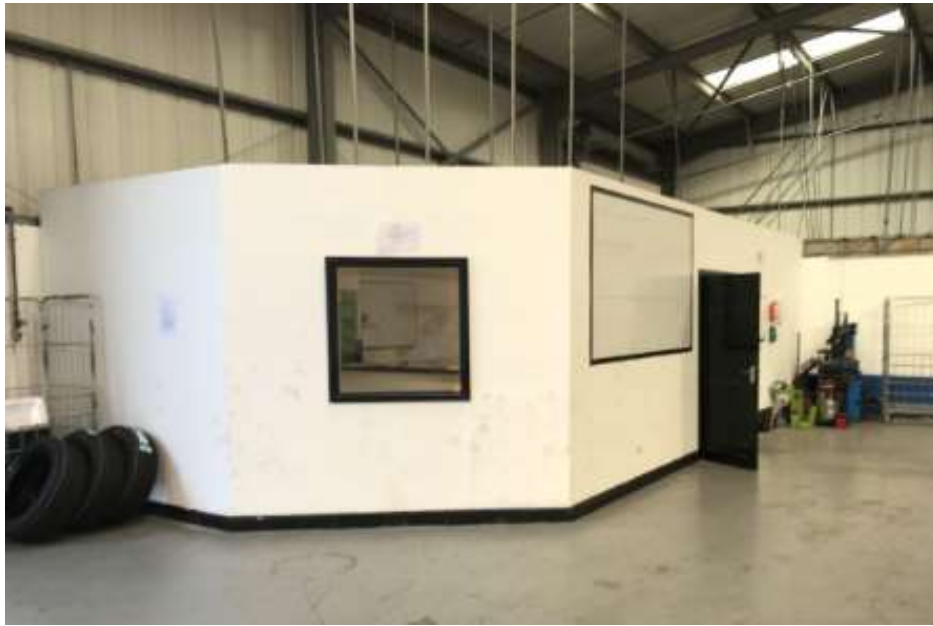
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Important Information

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