

01733 897722

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OFFICE – TO LET

Eddisons

Incorporating Barker Storey Matthews



**Unit 17 Aaron Road Industrial Estate, Station Road, Whittlesey,
Peterborough, PE7 2EX**

RENT/PRICE

- Car Parking
- Attractive stone-built office unit.
- W.C / Shower area
- Fitted Kitchen area.

Approximately 80 sq m (860 sq ft)

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 comprise a detached stone office building, arranged on ground floor, with the benefit of a additional storage accommodation within the roof space, accessed via a staircase. The main office area is fitted with a tiled floor covering, painted walls and lighting. The ground floor office area is sub-dived by way of stud-partition, providing an additional smaller office area that benefits from a carpet tile floor covering. Heating is provided by way of gas fired central heating and an additional air conditioning cassette is located with the main office. The offices also benefit from a kitchen with ceramic tiled floor, spot lighting and adjacent shower and toilet area.

The first floor is fitted with a carpet floor covering and lighting. Velux windows provide natural lighting. The first floor area sits within the roof space and therefore in part, the area is lower than 5 ft, limiting this area to be used for archive storage.

The external area to the front of the property provides a car parking area.

ACCOMMODATION

The property has been measured on an Net Internal basis and provides the following areas.

Description	Sq.m	Sq.ft
Ground Floor Offices	49.29	530
First Floor (Storage)	30.58	330
Total	79.87	860
Ground Floor WC, Shower and Kitchen area	9.73	105

Note: First floor is located in the roof space and therefore provides restricted height.

RENT

Annual rental of £8,500 per annum exclusive.

VAT

VAT is applicable.

BUSINESS RATES

Current Rateable Value £6,700 (1April 2023 – Present)

Rates payable are calculated by way of a multiplier. The current multiplier for small business is 49.9p.

SERVICE CHARGE

The property forms part of a larger estate and therefore there is a nominal service charge for the upkeep of the common parts.

SERVICES

The property is provided with gas fired heating system, via wall mounted radiators. There is also a wall mounted air conditioning unit within the ground floor office.

The estate has the benefit of fibre broadband and can be made available to the property, if not already connected by previous tenant.

We have tested the services and therefore interested parties should make their own enquiries.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has an EPC rating of B. Copy of the EPC can be provided 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

Simon Parsons
01733 971808
simon.parsons@eddisons.com

Ref: 801.1208972
Date: July 2024

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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