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INDUSTRIAL / WAREHOUSE FOR SALE

Eddisons

Incorporating Barker Storey Matthews



**UNIT 5 DISCOVERY BUSINESS PARK, BROADWAY, YAXLEY
PETERBOROUGH PE7 3GX**

£385,000

269.64 sq m (2,902 sq ft)

- Modern warehouse unit in sought after location
- Excellent condition throughout
- Additional first floor offices
- 6 parking spaces

LOCATION

The property is located within Discovery Business Park, in itself off Broadway, on the north-eastern fringe of Yaxley. The surrounding area has seen large scale development of small warehouse / industrial units in the recent past and has become a well established and sought after location.

Yaxley is well located being in close proximity to the A1 via Junction 16 at Normal Cross, and to the Peterborough Parkway system via Junction 3A of the Fletton Parkway at Stanground.

DESCRIPTION

The property comprises a modern end of terrace light industrial / warehouse unit. Built in 2019, the unit is of steel portal frame construction with insulated metal profile sheet clad elevations under a pitched insulated metal sheet clad pitched roof with integrated rooflights. The unit benefits from an eaves height of 6m, full height electrically operated sectional loading door, separate pedestrian entrance, three phase power, LED lighting, ground floor office and WC. Stairs lead to the first floor which provides additional office space and a fitted kitchen. Externally there are 6 allocated parking spaces associated with the unit.

The racking and other furniture within the unit can be included as part of the sale if required by a purchaser.

ACCOMMODATION

Ground floor -	232.25 sq m	(2,500 sq ft)
First floor offices -	37.39 sq m	(402 sq ft)
Total -	269.64 sq m	(2,902 sq ft)

All floor areas are approximate and stated on a Gross Internal Area basis.

SERVICES

The property benefits from mains water, electricity and drainage connections. No services have been tested and no warranties are given or implied as to their current status, capacity or suitability.

BUSINESS RATES

The Rateable Value is £17,750. Business rates are normally charged at 49.9 pence in the Pound on the Rateable Value. parties are encouraged to confirm the rates payable figure with Huntingdon District Council

PRICE

£385,000 plus VAT.

VAT

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

LEGAL COSTS

Each party is to be responsible for its own legal costs in connection with this matter.

SERVICE CHARGE

There is a service charge payable in respect of the maintenance of the estate. Further details on request from the selling agents.

EPC

The property has an EPC rating of B (26). A copy of the EPC certificate is available upon request.

PERMITTED USE

The property has consent for uses within Classes B1, B2 and B8. **PLEASE NOTE** there is a prohibition against use of the premises for the sale, modification, repair or MOT of motor vehicles.

TIMING

The property is immediately available.

LEASE TERMS

The property is held under a 999 year lease from 22nd January 2019, at an annual rent of £100.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

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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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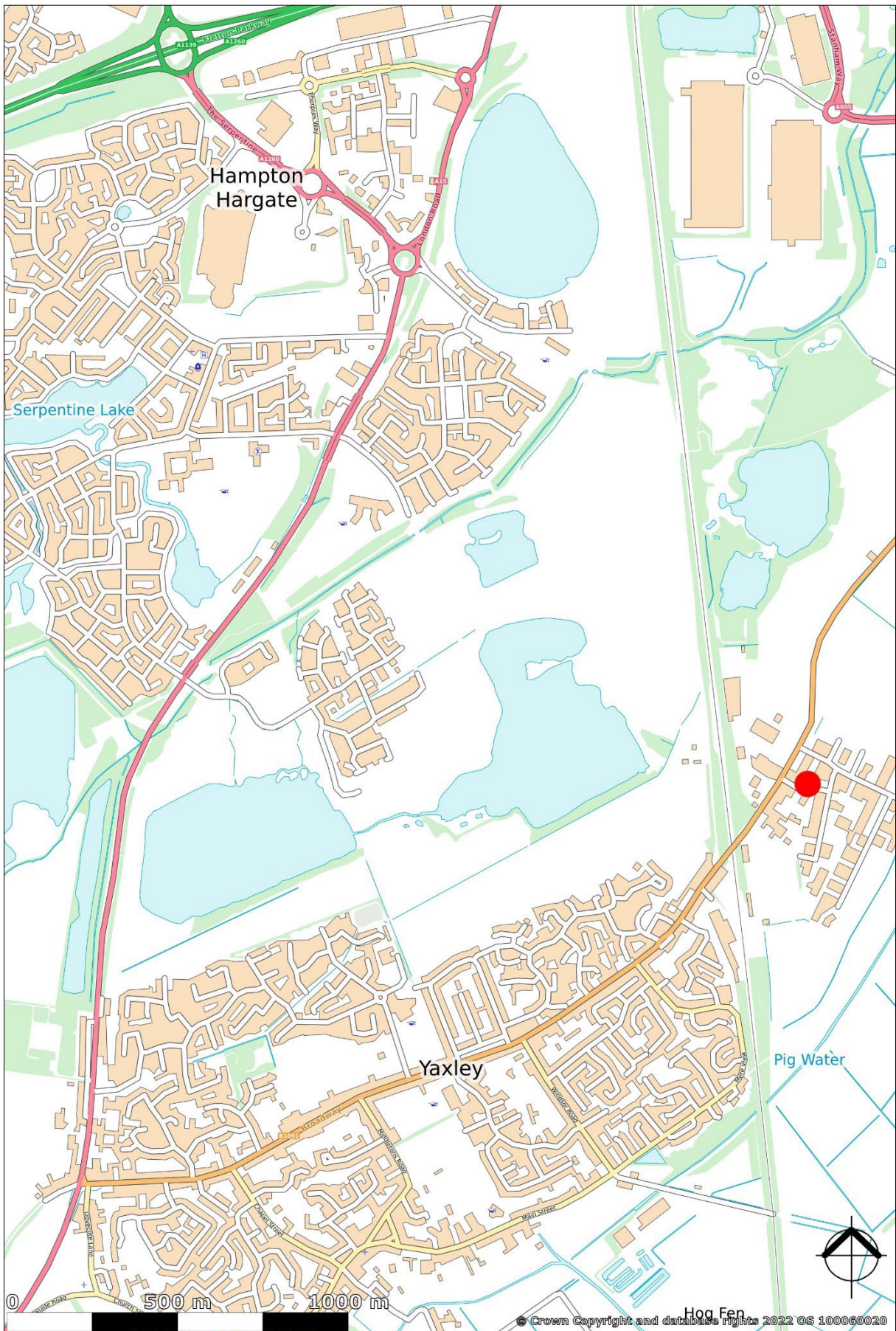
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