

# Richardson

Aston Business Park  
Shrewsbury Avenue  
Peterborough, PE2 7BX

Commercial Property Specialists

**TO LET**

**£349,000**



- 2-storey Office/Business unit
- Attractive Reception Area
- Good Parking Provision
- Net Internal Area: 2,088 sq ft
- Prominent location
- Disabled WC access

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**



[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 762433**

## **LOCATION**

The property is located on Aston Business Park just off Shrewsbury Avenue in Woodston, a popular mixed-use area to the south of the city. Shrewsbury Avenue is adjacent to the A1260 Nene Parkway, in turn giving easy access to the national road network via the A1(M), which is approximately 3 miles to the south. The city centre and railway station are approximately 2 miles to the north where direct trains can reach London in approximately 45 minutes.

## **DESCRIPTION**

A two storey business/office development of brick construction beneath a flat roof. The subject property comprises a predominantly open plan office on the ground floor and includes shared WC facilities. It has suspended ceilings, a mixture of LED and fluorescent lighting, a spacious reception area, and comfort cooling.

## **ACCOMMODATION**

The property has the following approximate floor areas measured in accordance with the RICS code of measuring practice on a net internal floor area basis:

Ground floor Office 95 sq m (1,022 sq ft)

First floor Office 99 sq m (1,066 sq ft)

Total Approximate Net Internal Floor area 194 sq m (2,088 sq ft)

## **SERVICES**

We understand that mains water, electricity and drainage are connected to the premises. None of these services, or any other plant and equipment has been tested by Richardson and prospective occupiers must rely on their own investigations as to their existence and condition.

## **BUSINESS RATES**

From enquiries of the Valuation Office website, we understand that the following rateable value applies:

Office & premises £18,750

Prospective purchasers should make their own enquiries of Peterborough Council as to the amount of rates payable. Small business rates relief should apply.

## **TERMS**

The property is available for sale freehold with vacant possession at a price guide of £349,000 plus VAT.

## **VAT**

VAT will be charged on the purchase.

## **EPC**

EPC Energy Rating - D

## **LEGAL COSTS**

Each party is to be responsible for its own legal costs incurred in the transaction.

## **VIEWING**

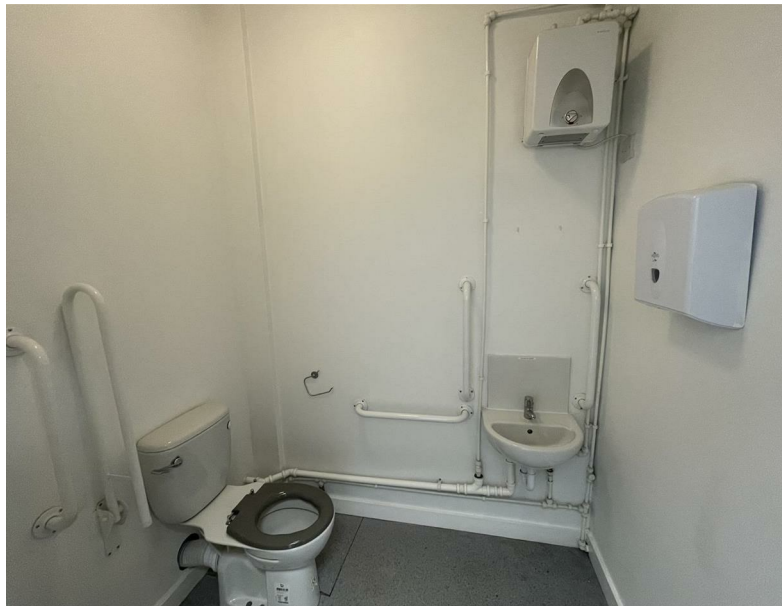
For an appointment to view or further information please contact –

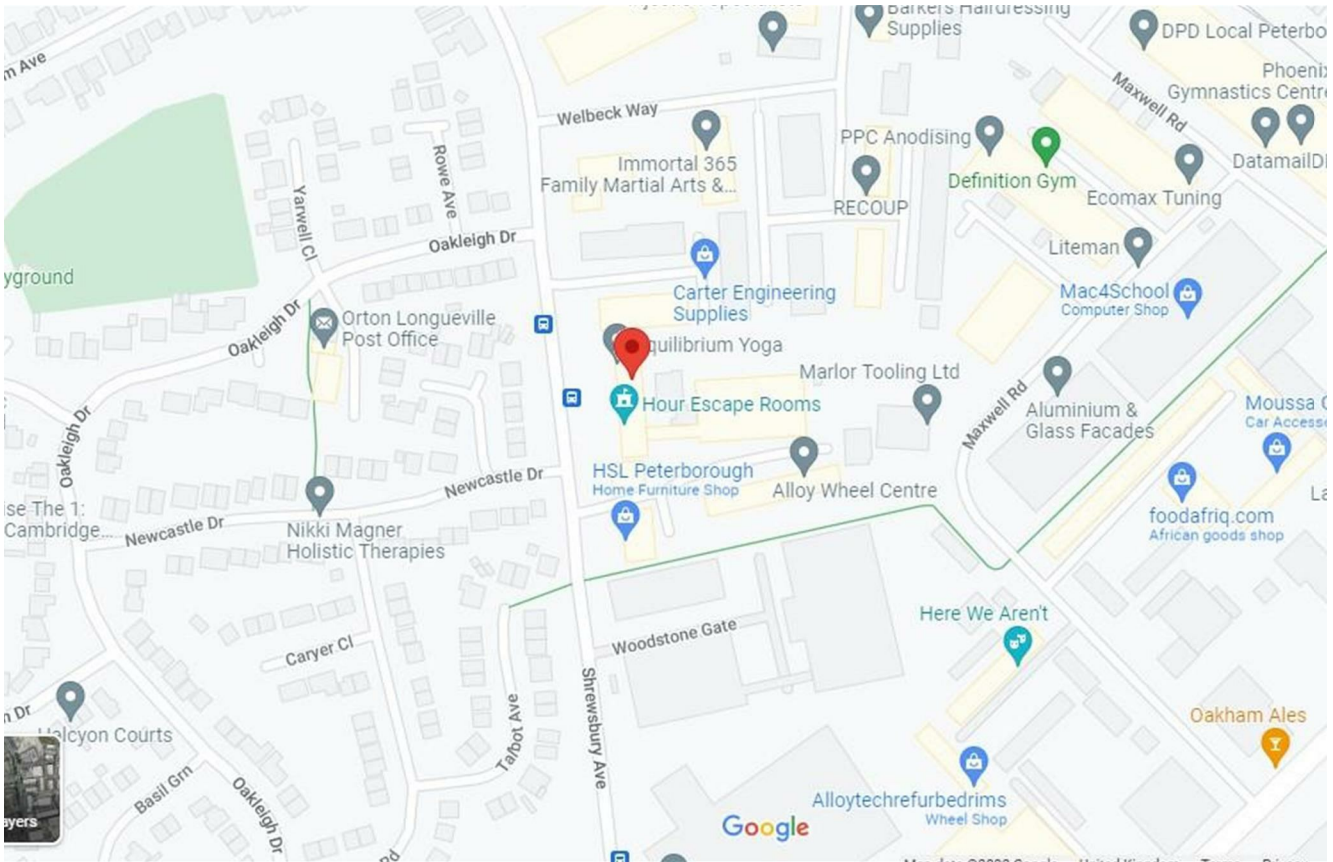
Andrew Leech

t: 01780 758007 e:aleech@richardsonsurveyors.co.uk

Katie Mulhern

t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk





**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale