

# Richardson

Unit 2 Prospect Place  
Fengate  
Peterborough, PE1 5QP

Commercial Property Specialists

**TO LET**

**£18,500 Per Annum**



- Modern Business Unit
- Warehouse & Offices
- Secure Managed Site
- Recently Redecorated
- 230 Sq M (2,480 Sq Ft)
- High Quality Fit Out
- 8 On Site Parking Spaces
- Energy Rating: C

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



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

**01780 758007**

## **LOCATION**

Fengate is one of the four major industrial areas in Peterborough and lies approximately 1 mile east of the city centre. Major occupiers include Magnet, Perkins, St Ives Plc, together with a number of major car dealerships and trade counter businesses. The property is situated on the main Fengate thoroughfare opposite Wings Skoda and adjacent to Titan Drive.

## **DESCRIPTION**

The property comprises an attractive mid terrace industrial / warehouse building with a roller shutter loading door, first floor office, male and female w.c's. The office benefits from part glazing of the front elevation, suspended ceilings with low energy LED lighting, air conditioning, Cat 5 power and data cabling. The production area has a maximum height to eaves of 6 metres. Outside there are 8 allocated car parking spaces plus additional communal spaces for site visitors. The estate is protected by an entrance gate.

## **ACCOMMODATION**

The premises have been measured in accordance with the RICS code of measuring practice on a gross internal floor area basis.

Warehouse and office 230 Sq M (2,480 Sq Ft).

## **SERVICES**

We understand that mains electricity, gas, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition.

## **BUSINESS RATES**

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable value: £18,250

Interested parties should however rely on their own enquiries as to the amount of rates payable.

## **TERMS**

The property is available on a new full insuring and repairing lease for a term of years to be negotiated.

## **VAT**

VAT will be charged on the rent.

## **SERVICE CHARGE**

A service charge is payable for the maintainance, landscaping and security of the site. Please contact agent for details.

## **LEGAL COSTS**

Each party to bear their own legal costs incurred in the transaction.

## **EPC RATING**

Energy Rating: E

## **VIEWING**

For an appointment to view or further information please contact -

Andrew Leech

t: 01780 758007 e:aleech@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