

# Richardson

Unit 21 Culley Court  
Orton Southgate  
Peterborough, PE2 6XD

Commercial Property Specialists

**FOR SALE**

**Price Guide £325,000 Plus VAT**



- Business Unit with Offices.
- GIA 184 Sq m (1,984 Sq ft).
- Office and Storage.
- Close proximity to the A1.
- 6 Allocated Car Parking Spaces.
- For Sale.

**Stuart House, East Wing, St John's Street, Peterborough, PE1 5DD**



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

**01780 762433**

## **LOCATION**

The property is located in Culley Court, a relatively new industrial estate in Peterborough which is located close to the A1M, giving access to the national road network. Peterborough city centre is 6 miles away North-East from where there are direct trains to Edinburgh, Birmingham, and London (the shortest train journey to London is just 45 minutes). Nearby occupiers include BGL Group, Yours Clothing and Flexspace.

## **DESCRIPTION**

A mid-terrace industrial unit of steel frame construction and internal block walls, insulated metal cladding to the sides all under a pitched roof. Internally, approximately two thirds of the space has been fitted out as offices with plaster painted walls, carpets and suspended ceilings to provide meeting rooms, toilets and a kitchen. There is gas fired central heating and comfort cooling. The remaining space provides a warehouse/store, accessed via the vehicle shutter loading door in the front elevation. Externally there are six allocated car parking spaces plus communal spaces opposite.

## **ACCOMODATION**

The premises have been measured according to the RICS code of measuring practice on a Gross Internal Floor Area basis and are approximate.

GIA 184 sq m (1,984 sq ft)

## **SERVICES**

We understand that three phase electricity, water 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 rating assessment applies:

Warehouse & Premises £16,000

Prospective purchasers should make their own enquiries of Peterborough City Council as to the amount of rates payable.

## **TERMS**

The property is available for sale with the remainder of a 999 year lease.

## **ENERGY PERFORMANCE CERTIFICATE (EPC)**

EPC energy rating = 89D

## **VAT**

VAT will be charged on the purchase price.

## **LEGAL COSTS**

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

## **VIEWING**

For further information or an appointment to view please contact the sole letting agent Andrew Leech at RICHARDSON

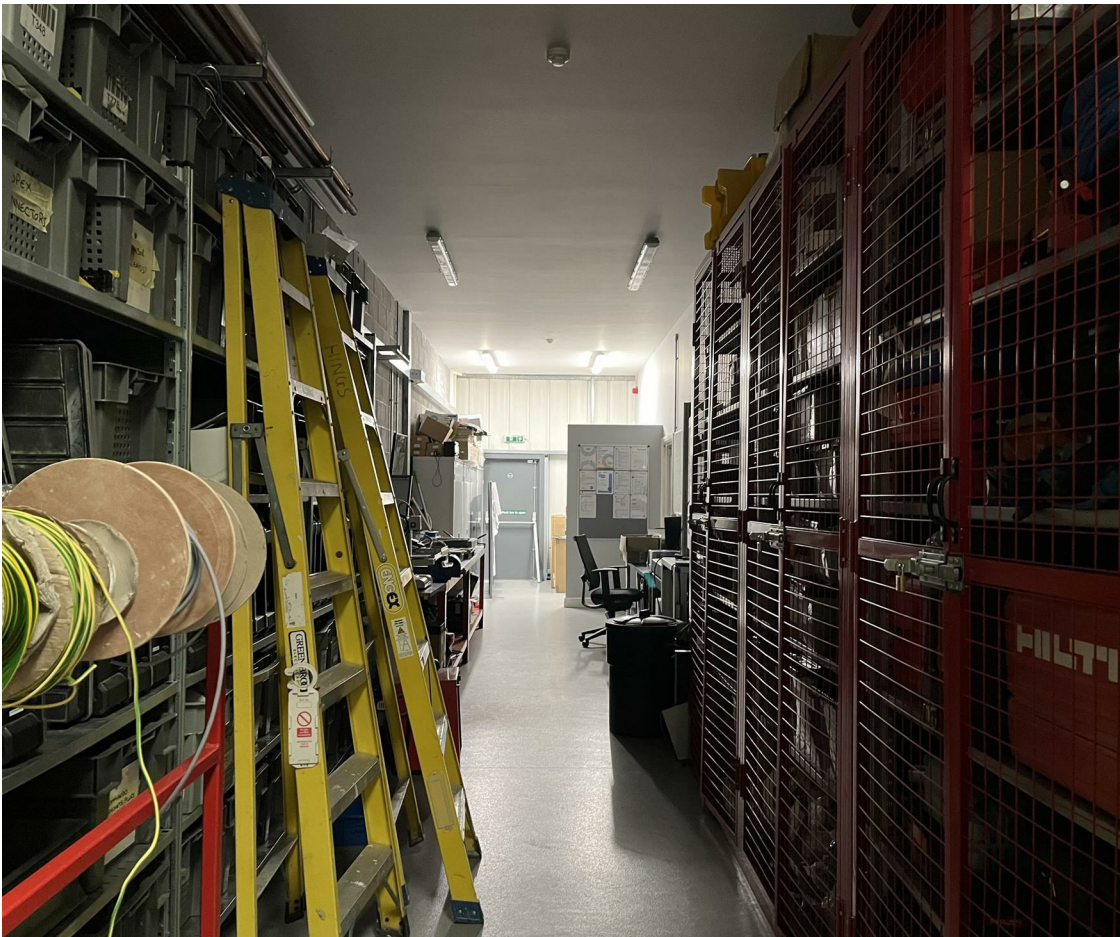
e: [aleech@richardsonsurveyors.co.uk](mailto:aleech@richardsonsurveyors.co.uk) direct line: 01780 758007















**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