

# Richardson

26 Fenlake Business Centre

Peterborough, PE1 5BQ

Commercial Property Specialists

**TO LET**

**Guide Price £300,000**



- Established Industrial Estate
- Mezzanine Floor
- GIA - 321.3sq m (3,457sq ft)
- Kitchenette and Disabled W/C
- Workshop and Offices
- For Sale
- EPC - 91D
- Freehold with Vacant Possession

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



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

**01780 762433**

## **LOCATION**

This property is located in the established Fenlake Business Centre in Peterborough and accessed off Fengate. The Business Park is situated just 1.5 miles from the Centre of Peterborough, in turn giving easy access to the national road network via the A1(M) and the railway station where direct trains can reach London in a fastest time of 45 minutes.

## **DESCRIPTION**

The property comprises of a mid terraced two-storey workshop/office unit of predominately steel frame construction with brick and panel cladding to the front elevation protected by electrically operated security shutters. The subject property comprises an open plan workshop on the ground floor with a full height electric roller shutter door. The workshop space includes a kitchen area and disabled access W/C, along with two individual offices to the front and rear. The first floor has a large reception area to the front, multiple offices, a large meeting room and a storage room. The unit comes with 4 private parking spaces and access to use communal site parking to the rear of the car park if required.

The furniture pictured will be removed.

## **ACCOMMODATION**

Ground and first floors combined:

GIA - 321.3sq m (3,457sq 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 parties must rely on their own investigations as to their existence and condition.

## **TERMS**

The property is available for sale freehold with vacant possession.

## **RATES**

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

Rateable value: £18,000

This property should qualify for small business rates relief. Interested parties should however rely on their own enquiries as to the amount of rates payable.

## **SERVICE CHARGE**

A service charge is payable in addition in respect of the maintenance and upkeep of the common areas of the estate.

## **EPC**

91 - D

## **VAT**

Vat will not be charged on the sale price.

## **LEGAL COSTS**

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

## **VIEWING**

For further information please contact:-

Andrew Leech

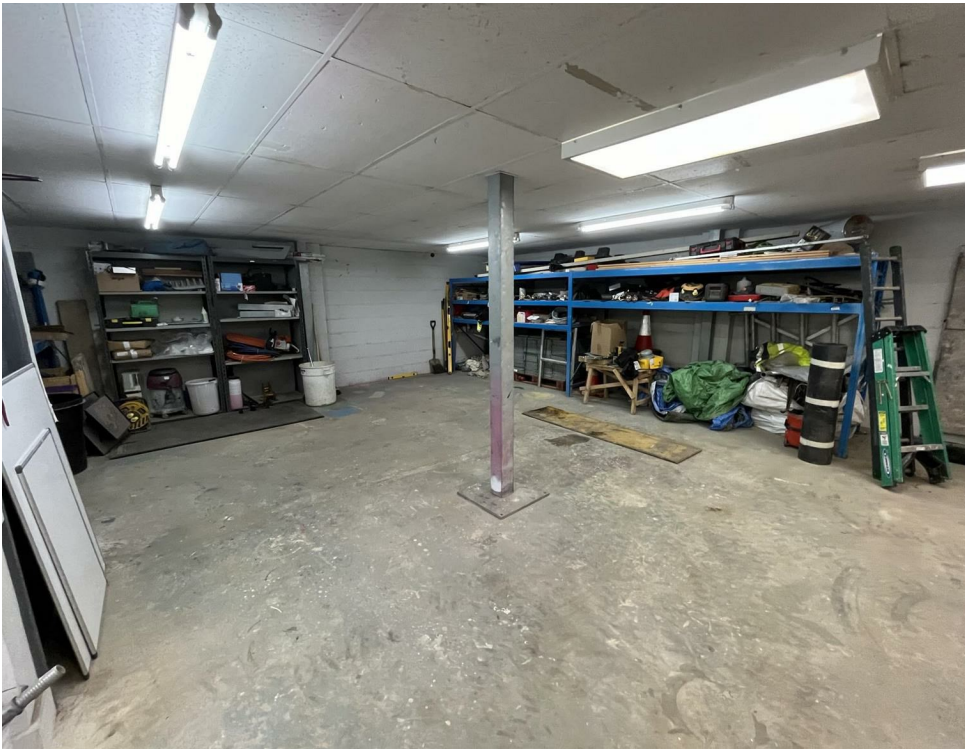
t: 01780 758007 e: aleech@richardsonsurveyors.co.uk

Katie Mulhern  
e: KMulhern@

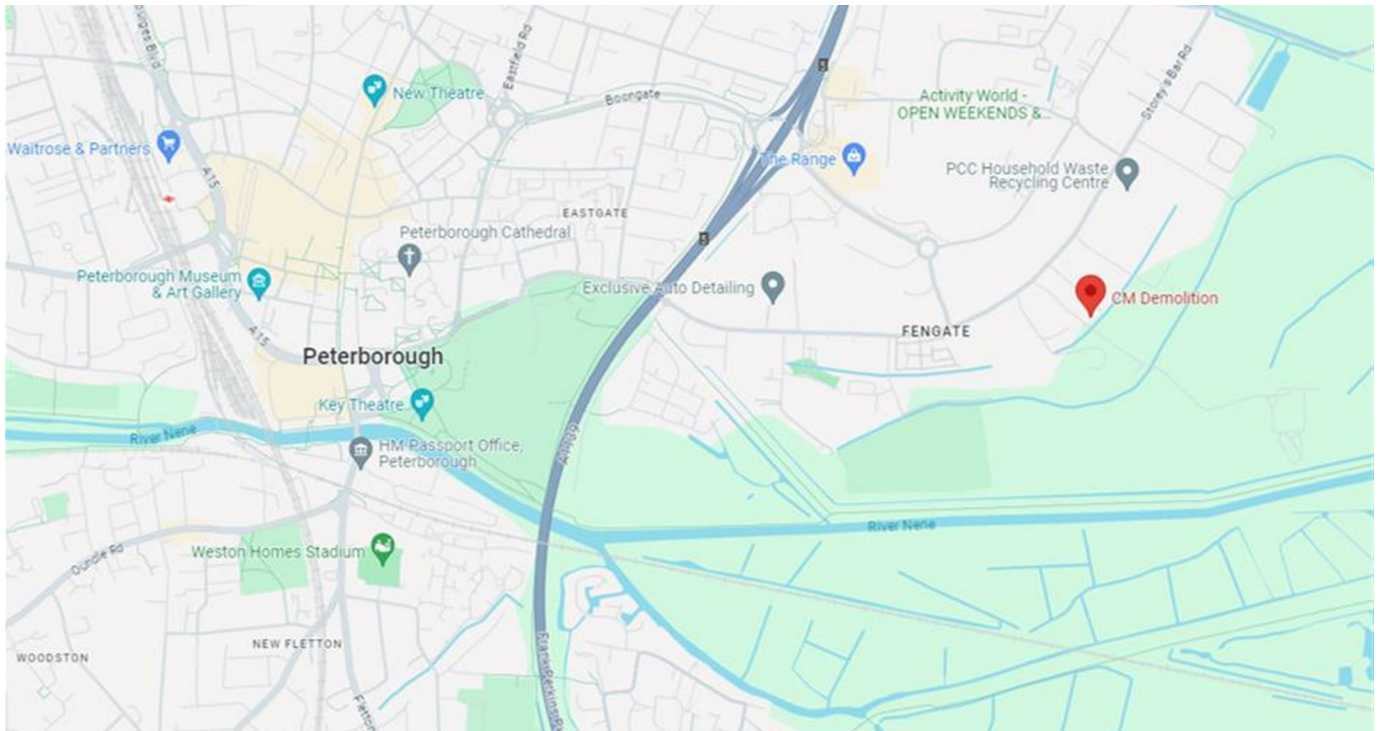












**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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