

# Richardson

Unit 7 Forward House  
Aston Business Park, Shrewsbury Avenue  
Peterborough, PE2 7BF

Commercial Property Specialists

**FOR SALE**

**£349,000**



- Two-Storey Business/Office Unit
- Close To Parkway
- Good Parking Provision
- Competitive Terms
- NIA = 185 Sq M (1,992 Sq Ft)
- Air Conditioning
- Disabled WC Access
- New Lease Available

**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 center 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 and first floor and includes a kitchen and W.C. facilities on each floor. It has suspended ceilings, recessive lighting, a reception area, and comfort cooling.

## **ACCOMODATION**

NIA = 185 sq m (1992 sq ft).

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

## **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 rating assessment applies:

Workshop & Premises £14,500

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

## **TERMS**

The property is available for sale freehold with vacant possession with POA.

## **ENERGY PERFORMANCE CERTIFICATE**

EPC energy rating = 88D

## **VAT**

VAT will be charged on the purchase.

## **LEGAL COSTS**

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

## **VIEWING**

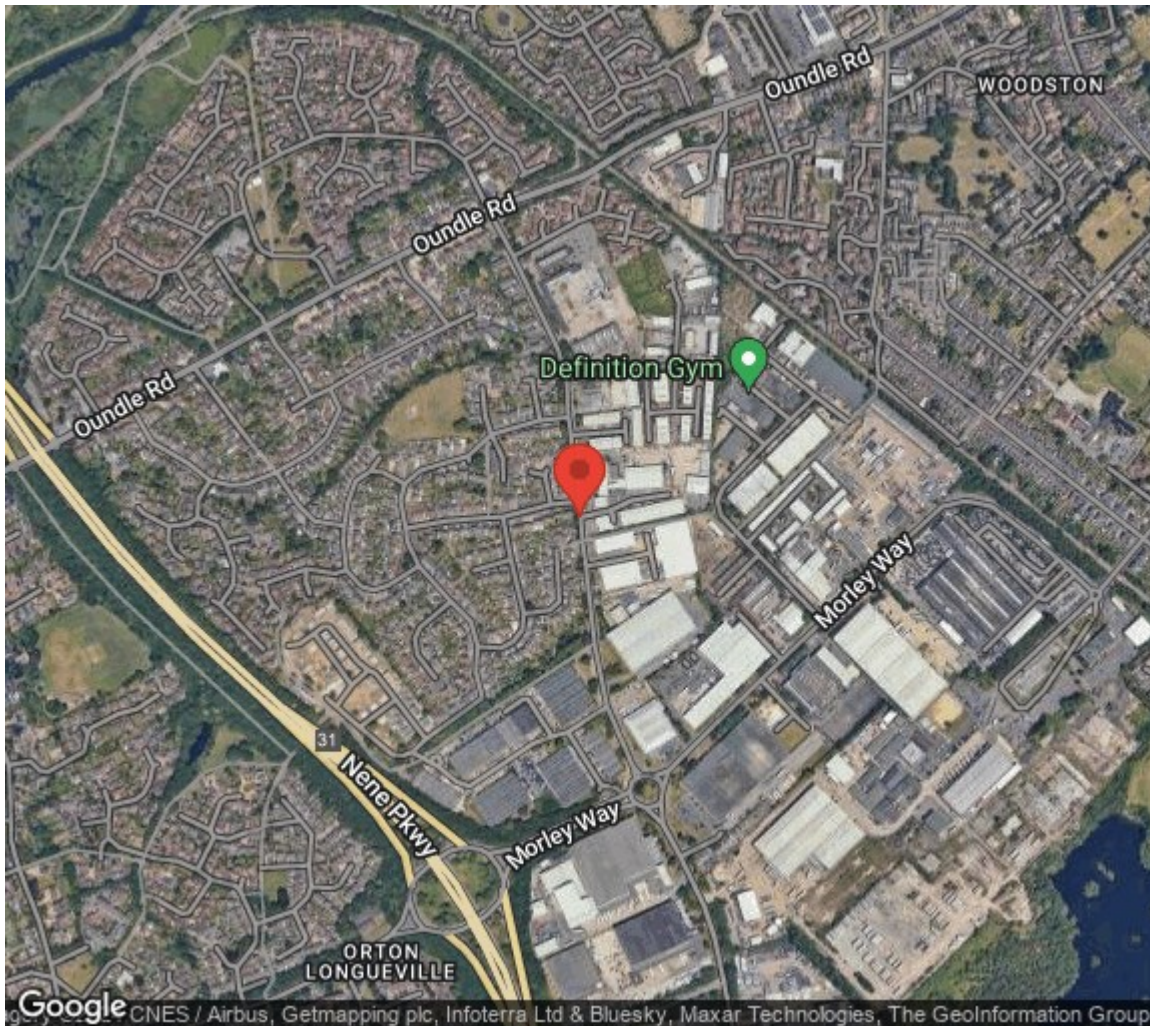
For further information or an appointment to view please contact the sole letting agent Andrew Leech at RICHARDSON

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

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**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