



UNIT A3 LATTERSEY HILL TRADING ESTATE, BENWICK ROAD
WHITTLESEY, PETERBOROUGH PE7 2HD
801.1236829/2026A

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Agreement

To Let



Detail

PALISADE FENCED YARD
3 PHASE POWER
FULL HEIGHT LOADING
DOOR
END OF TERRACE UNIT



Rent/Price

£56,900 pax



Size

880.5 sq m (9,478 sq ft)



Location

Peterborough, PE7 2HD



Property ID

801.1236829

For Viewing & All Other Enquiries Please Contact:



SIMON PARSONS MRICS

Director

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Property

The premises comprises an end of terrace industrial / warehouse unit located on an established industrial estate with access directly onto Benwick Road in Whittlesey. The property is accessed by way of an estate road that provides access onto a concrete forecourt providing loading via a sectional up and over loading door. Pedestrian access is provided by a pedestrian door at the front of the unit. The property is constructed with a steel portal frame with brick and block walls to a height of approximately 1.6m, insulated cladding to eaves and a lined clad roof covering. Internally, clear eaves height of circa 4m rising to 6m at the ridge. The property benefits from natural light from translucent roof panels, plus suspended sodium lighting. The unit has 3-phase electrical supply.

The property has a palisade fence around the forecourt / yard and shared gated area.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following Gross Internal floor area.

Area	m ²	ft ²
Industrial / Warehouse Unit	880.5	9,478

Energy Performance Certificate

Rating: C (73). A copy of the certificate is available on request from the letting agents.

Services

Mains water and electricity are believed to be connected to the unit. Services have not been tested and interested parties are advised to make their own enquiries.

Business Rates

Charging Authority: Fenland District Council
Description: Warehouse and Premises
Rateable value: £36,000 (April 2026)
UBR: 0.546
Period: April 2026

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new lease, for a term to be agreed by negotiation.

Rent/Price

£56,900 per annum exclusive

Service Charge

A service charge will be applied for the upkeep and maintaining of the common areas. Further details available from the Sole Selling Agents.

VAT

VAT will be payable in addition to the rent at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.





