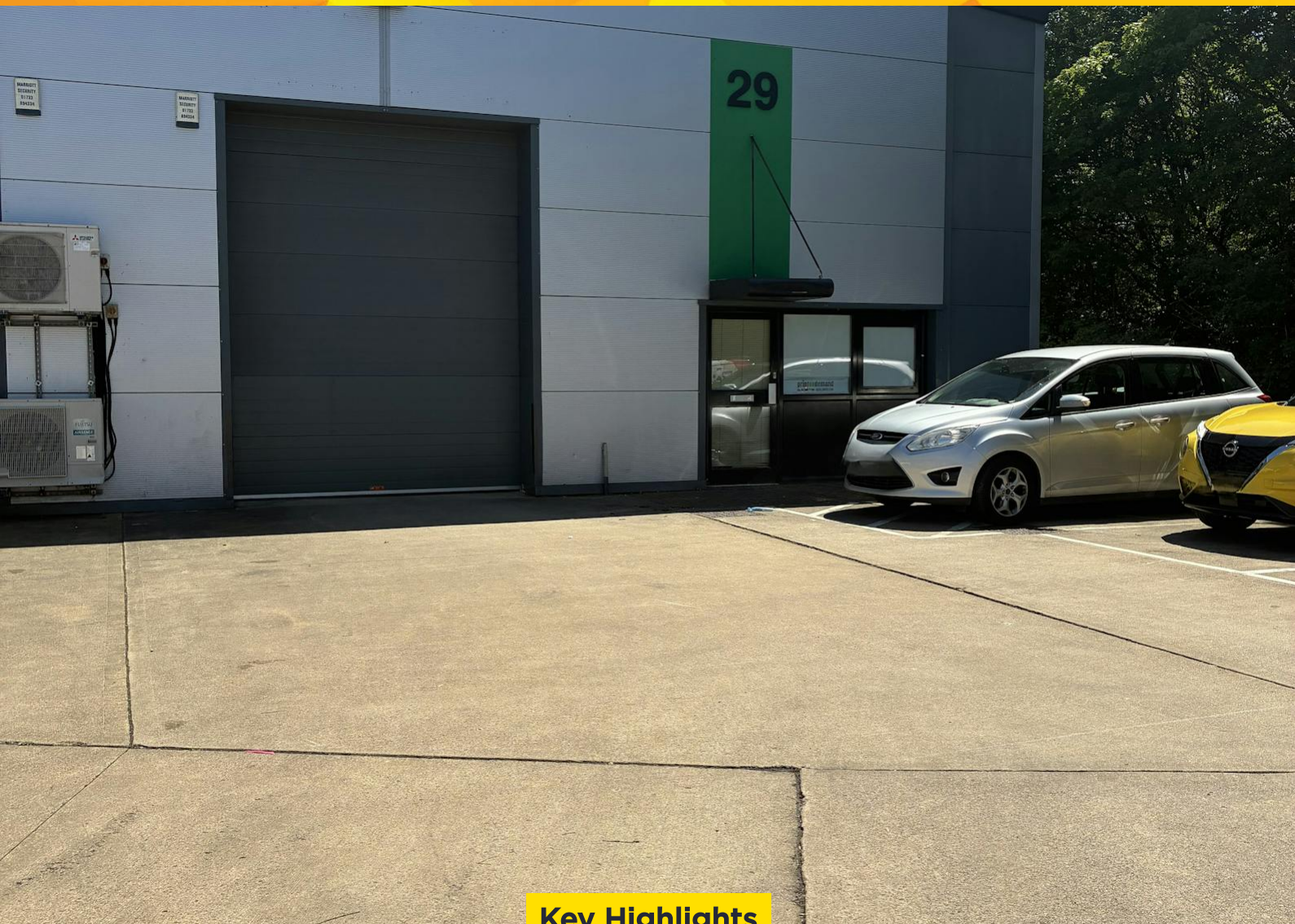


INDUSTRIAL TO LET

Unit 29, Culley Court

Peterborough, PE2 6XD



Key Highlights

- Established industrial location
- Office with pedestrian entrance
- Allocated parking at front of unit
- Electrically operated loading door
- Disabled compliant WC
- Three phase power
- 6.2m eaves
- LED lighting

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DESCRIPTION

The property comprises a warehouse/ light industrial unit of steel portal frame construction with insulated metal sheet clad elevations under a pitched metal clad insulated roof with integrated rooflights. Internally the unit provides a small office to the front with pedestrian entrance, full height sectionally electrically operated loading door and disabled compliant WC. There is a small storage mezzanine above the office.

The unit benefits from three phase power and has allocated parking to the front.

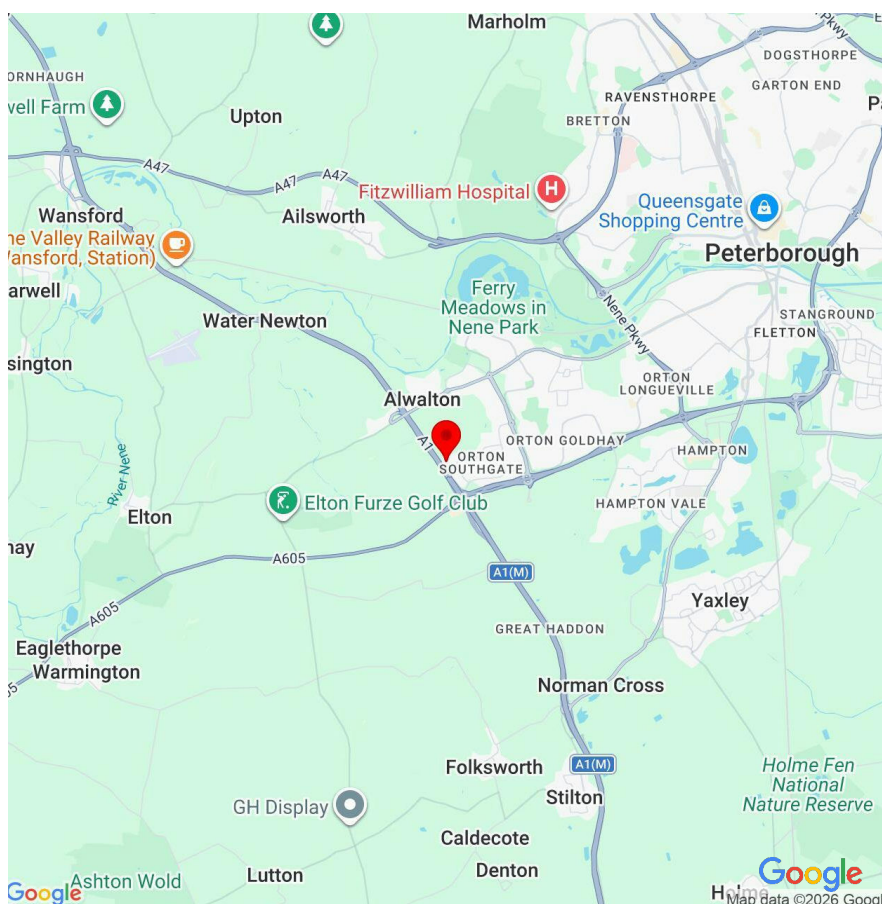
ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit	1,250	116
TOTAL	1,250	116

LOCATION

The property is located within Culley Court, a modern development of light industrial and storage / distribution units situated off Bakewell Road within the Orton Southgate industrial area. The scheme is ideally located just off Junction 17 of the A1(M) and has quick access to the Peterborough Parkway system and national road network.

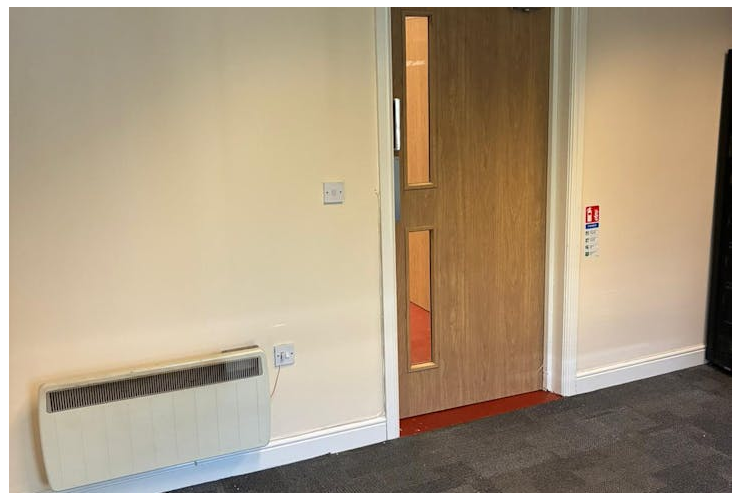
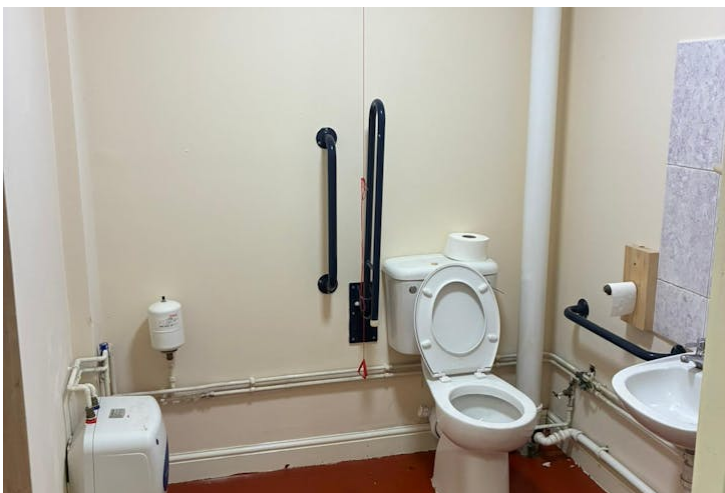
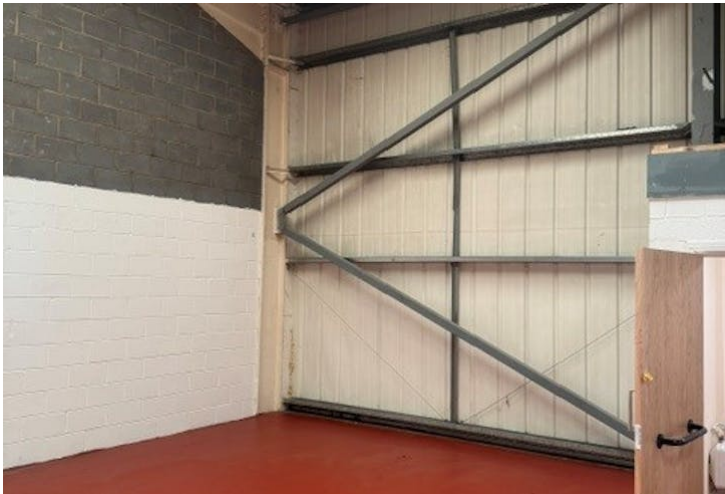


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VIEWINGS

Strictly by appointment with the sole agent.

TERMS

The unit is available to let on terms to be agreed. Guide rent £14,000 per annum plus VAT.

LEGAL COSTS

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

BUSINESS RATES

The Valuation Office Agency website lists the property with a current rateable value of £12,750.

VAT

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

SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

EPC

EPC - To be assessed

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

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