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eddisons.com

NEW INDUSTRIAL UNITS FOR SALE/ TO LET

Eddisons

Incorporating Barker Storey Matthews



**WELBECK COURT, WELBECK WAY, WOODSTON, PETERBOROUGH
PE2 7WH**

FOR SALE & TO LET

**120.8- 299.6 sq m (1,300-
3,225 sq ft)**

- Brand new industrial units
- Available June 2024
- High specification
- Gated and fenced site

LOCATION

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Welbeck Court is located within the Woodston Industrial Area approximately 2.5 miles to the south west of the city centre with easy access to the main ring road which links to the A1(M), A47, A15 and A1139.

DESCRIPTION

Welbeck Court is a new industrial development on a gated and fenced site. Units will be constructed as terraced units with the following specification:

- Steel portal frame construction with 6m eaves heights.
- Each unit has an office and a toilet
- LED lighting and electric loading doors
- Offices fitted with suspended ceiling and recessed LED lighting.
- Each unit has reserved parking
- Good levels of fibre connection
- Landscaped site

Note: The graphics are for marketing purposes only and should not be relied upon.

AVAILABILITY

Unit No.	Size (sq.ft)	Freehold price	Rent (pax)
1/2	3,851	-	£43,000
3	2,559	-	£26,850
4	2,135	-	£22,400
5	3,225	-	£32,250
6	2,260	-	£23,700
7	2,260	£390,000	-
8	2,175	RESERVED	-
9	2,158	£365,000	-
10	2,175	RESERVED	-

Layout plan attached. Completion June 2024

VAT

VAT will be charged on the sales prices and rents.

The units will be assessed on completion. Indicative figures are available from the agents.

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the communal areas of the estate. Further information available from the agents.

SERVICES

Mains electricity, water and drainage are connected to the site

LEGAL COSTS

Each party bear their own costs in relation to this transaction.

EPC

EPCs will be available on completion of the units. Indicative rating available from the agents.

PLANNING

Full planning for Class B2 and B8 uses.

TENURE

Units 1-6 are available to rent.

Units 7-10 are available for sale (freehold).

LEASE TERMS

To be agreed.

TIMING

Units available June 2024

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

Gavin Hynes
Gavin.hynes@eddisons.com
01733 897722

March 2024

BUSINESS RATES

For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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Updated Photos May 2024



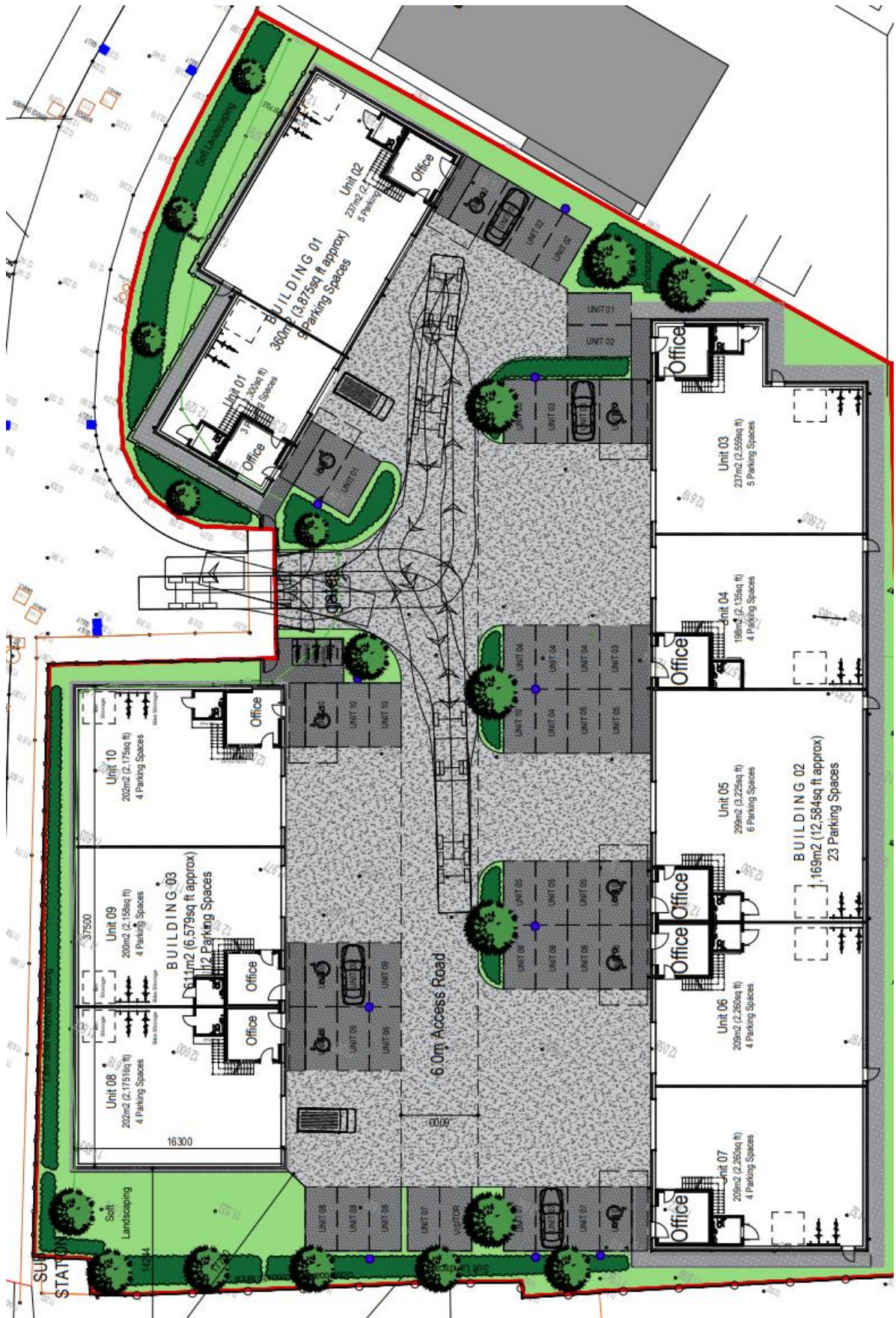
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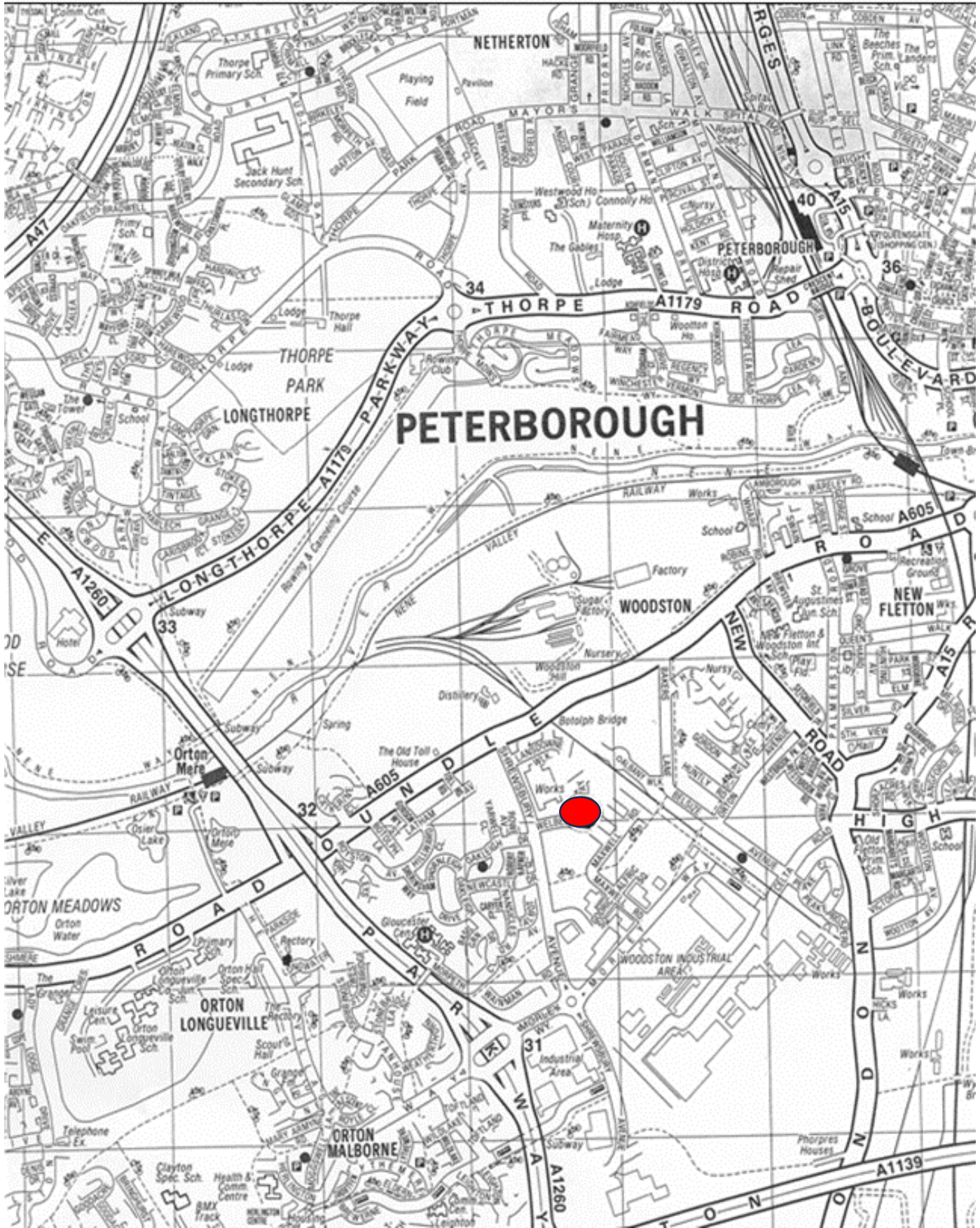
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