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UNIT 15 AARON ROAD INDUSTRIAL ESTATE  
STATION ROAD, WHITTLESEY PE7 2EX

801.1208972

**Eddisons**

# UNIT 15 AARON ROAD INDUSTRIAL ESTATE

STATION ROAD, WHITTLESEY PE7 2EX



Agreement

To Let



Detail

Detached Warehouse /  
Workshop  
4.8m to Eaves  
5m width loading  
To be refurbished  
Ground floor office & WC  
Ability to create first floor office



Rent

£29,750 pax



Size

271.75 sq.m. (2,925 sq.ft.)  
(Ground Floor Only)



Location

Whittlesey, PE7 2EX



Property ID

801.1208972

**For Viewing & All Other Enquiries Please Contact:**



**SIMON PARSONS BSc (Hons) MRICS**  
Director

[simon.parsons@eddisons.com](mailto:simon.parsons@eddisons.com)  
07711 042330

## Property

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The property comprises a detached warehouse / workshop unit with the benefit of a good yard. The total site area is approximately 0.3 acres with the yard amounting circa 8,000sq.ft. The unit is constructed with a steel frame, concrete floor and combination of steel cladding and block / brickworks walls. The roof has a steel clad roof covering.

Internally, the property is provided with lighting in the warehouse area. The property will be refurbished following the current tenant vacating the property. Further information is available from the Sole Selling Agents.

## Accommodation

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

Area	m <sup>2</sup>	ft <sup>2</sup>
Warehouse / Workshop (Ground Floor)	27175	2925

(Note: The property will be refurbished and this will remove the current first floor accommodation).

## Energy Performance Certificate

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Rating: D(97)

## Services

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We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

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The current use of the property is that of Plant & Machinery Hire. The Estate has mixed industrial and employment use and therefore we understand that the property has consent for B2 & B8 Use, plus Class E(G)(iii).

Interested parties are advised to make their own enquiries with both the Sole Selling Agents in the first instance.

## Rates

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**Charging Authority:** Fenland District Council  
**Description:** Warehouse and Premises  
**Rateable Value:** £16,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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

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

## Rent

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**£29,750 per annum exclusive**

## Service Charge

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A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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

## Legal Costs

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

## Anti-Money Laundering

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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.

## Location

The premises are situated on the Aaron Road Industrial Estate just off Station Road to the south of Whittlesey town centre. The immediate area is a mixture of industrial and warehousing uses, with neighbouring Ashley Industrial Estate and Benwick Road Industrial Estate.

Whittlesey is a market town situated approximately 8 miles to the east of Peterborough on the A605. Road improvements have provided faster connectivity to the A1(M) and Peterborough.







