

01733 897722

eddisons.com

INDUSTRIAL/WAREHOUSE – TO LET

Eddisons

Incorporating Barker Storey Matthews



UNIT 27 TRESHAM ROAD, ORTON SOUTHGATE, PETERBOROUGH PE2 6SG

£65,000 PER ANNUM

929.03 sq m (10,000 sq ft)

- Popular location close to the A1(M)
- Eaves height of approximately 5.85m
- Benefits from external compound
- Access to communal parking area

LOCATION

The unit is located on Tresham Road, within the established Orton Southgate industrial area which is located adjacent to Junction 17 of the A1(M), approximately 6 miles south-west of Peterborough City centre. Occupiers within the scheme include Muscle Finesse, RN Motors, Escape Fitness, Hochanda and CK Direct, amongst others.

DESCRIPTION

The estate comprises light industrial / warehouse unit of steel frame construction under flat roofs. The unit provide open plan warehouse / workshop accommodation, office accommodation over ground and first floors and male and female WC facilities. Internally, the unit benefits from electric storage heating to the offices lighting to the warehouse, three phase power, a full height loading door with separate pedestrian entrance.

SERVICES

Mains electricity, drainage, gas and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

929.03 sq m (10,000 sq ft)

Measurements are approximate and gross internal.

BUSINESS RATES

The RV for Unit 27 is to be assessed more information available upon request. Interested parties are strongly advised to confirm the rates payable figure with Peterborough City Council.

RENT

£65,000 per annum exclusive of VAT, Business Rates and all other outgoings.

VAT

We understand that VAT will be charged on the rent.

LEGAL COSTS

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

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Further details from the agents.

EPC

A new EPC is to be commissioned following agreed refurbishment works.

LEASE TERMS

New lease for a term to be agreed is available.

VIEWING

Strictly by appointment with the agents:-

Eddisons incorporating Barker Storey Matthews

Stephen Hawkins

Stephen.Hawkins@eddisons.com

01733 897722

Or

Hattie Gullan-Whur

Hattie.gullan-whur@eddisons.com

01733 897722

Ref: 801.148818

Date: 231020

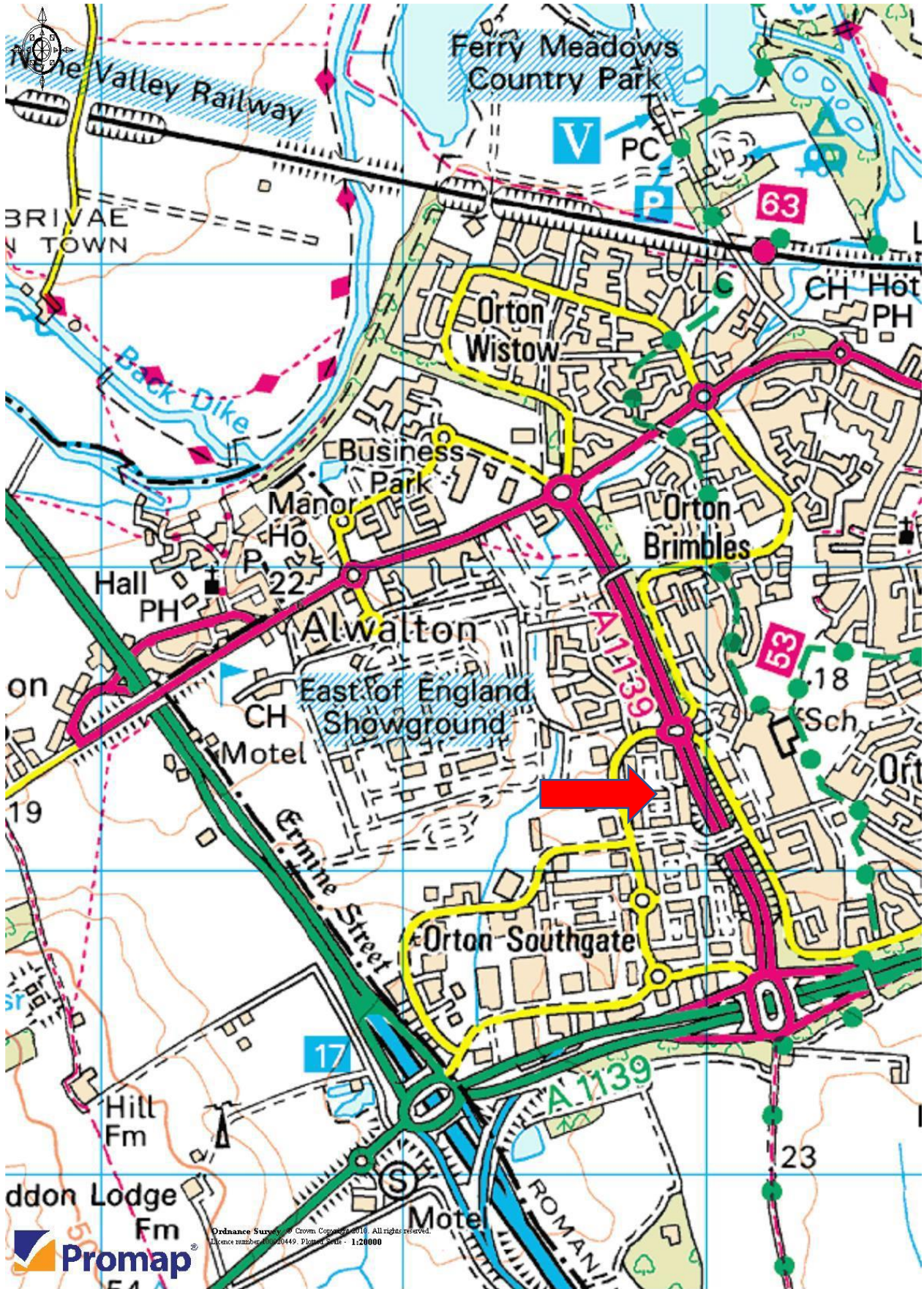
For more information, visit eddisons.com
T: 01733 897722

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.

Eddisons

Incorporating Barker Storey Matthews



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

Eddisons

Incorporating Barker Storey Matthews

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.