



Units 1- 4 Merlin Court, Sunderland Road,
Market Deeping, Peterborough PE6 8FZ

Units 1-4 Merlin Court

Sunderland Road, Northfields Industrial Estate, Market Deeping, Peterborough PE6 8FZ



Agreement

Investment For Sale



Detail

Warehouse / Light
Industrial Units



Price

£500,000



Size

3,012 sq ft



Location

Market Deeping PE6 8FZ



Property ID

801.113916

For Viewing & All Other Enquiries Please Contact:



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Property

Merlin Court is a purpose built development of 8 units situated within 2 blocks on a self-contained fully fenced and gated site. Units 1-4 sit in a single block to the rear of the site. The units are of steel frame construction with insulated metal sheet clad elevations under pitched insulated metal sheet roofs with integrated rooflights. The units measure 5m to eaves and each has a small office, disabled compliant WC, three phase power, LED lighting, full height electrically operated loading door and broadband connection. Each unit has 2 allocated parking spaces as well as additional visitor spaces on site.

Accommodation

Having measured the properties in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following Gross Internal floor areas:

Area	m ²	ft ²
Unit 1	70	753
Unit 2	70	753
Unit 3	70	753
Unit 4	70	753
Total	280	3,012

Energy Performance Certificate

Unit 1 - C (58)
 Unit 2 - C (58)
 Unit 3 - C (59)
 Unit 4 - C (57)

Copies of the certificates are available on request.

Services

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

We understand that the units have consent for light industrial and storage uses falling within Class E(g) (iii) and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Rates

Charging Authority: South Kesteven District Council

Rateable value: Unit 1 - £7,700
 Unit 2 - £7,700
 Unit 3 - £7,700
 Unit 4 - £7,700

Tenure

The property is available freehold subject to the existing tenancies as detailed on the attached schedule.

Price

£500,000 exclusive of VAT

Estate Charge

An estate charge of £750 per unit is levied to cover the upkeep, maintenance and repair of the common parts of the development.

VAT

The property is elected for VAT purposes but it is anticipated that a sale can proceed by way of a TOGC.

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 Legislation, prospective purchasers will need to provide ID documentation and pass AML checks prior to instruction of solicitors.

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Tenancy Schedule May 2026

Unit	Tenant	Lease start	Term	Lease end	Rent passing	Comment
1	PC LDN Ltd	01/09/20	6 yrs	31/08/26	£7,800 pax	Discussions on going with tenant for new lease at £9,000 pax
2	7OMX Ltd	16/02/23	5 yrs	15/02/28	£8,250 pax	
3	Private individual	01/09/20	6 yrs	31/08/26	£7,800 pax	Tenant has indicated will be vacating at expiry. Property currently on market to let on the basis of a new lease at a quoting rent of £9,000 pax.
4	Penlan Medical Ltd	01/09/20	6 yrs	31/08/26	£7,800 pax	Tenant has indicated will be vacating at lease expiry. Property currently on market to let on the basis of a new lease at a quoting rent of £9,000 pax.
				Total	£31,650 pax	

Estimated ERV post 31/08/26 = £35,000 – £36,000 pa

All leases are on effectively FR&I terms (IRI plus service charge), and all leases are excluded from the security of tenure provisions contained within the Landlord & Tenant Act 1954.

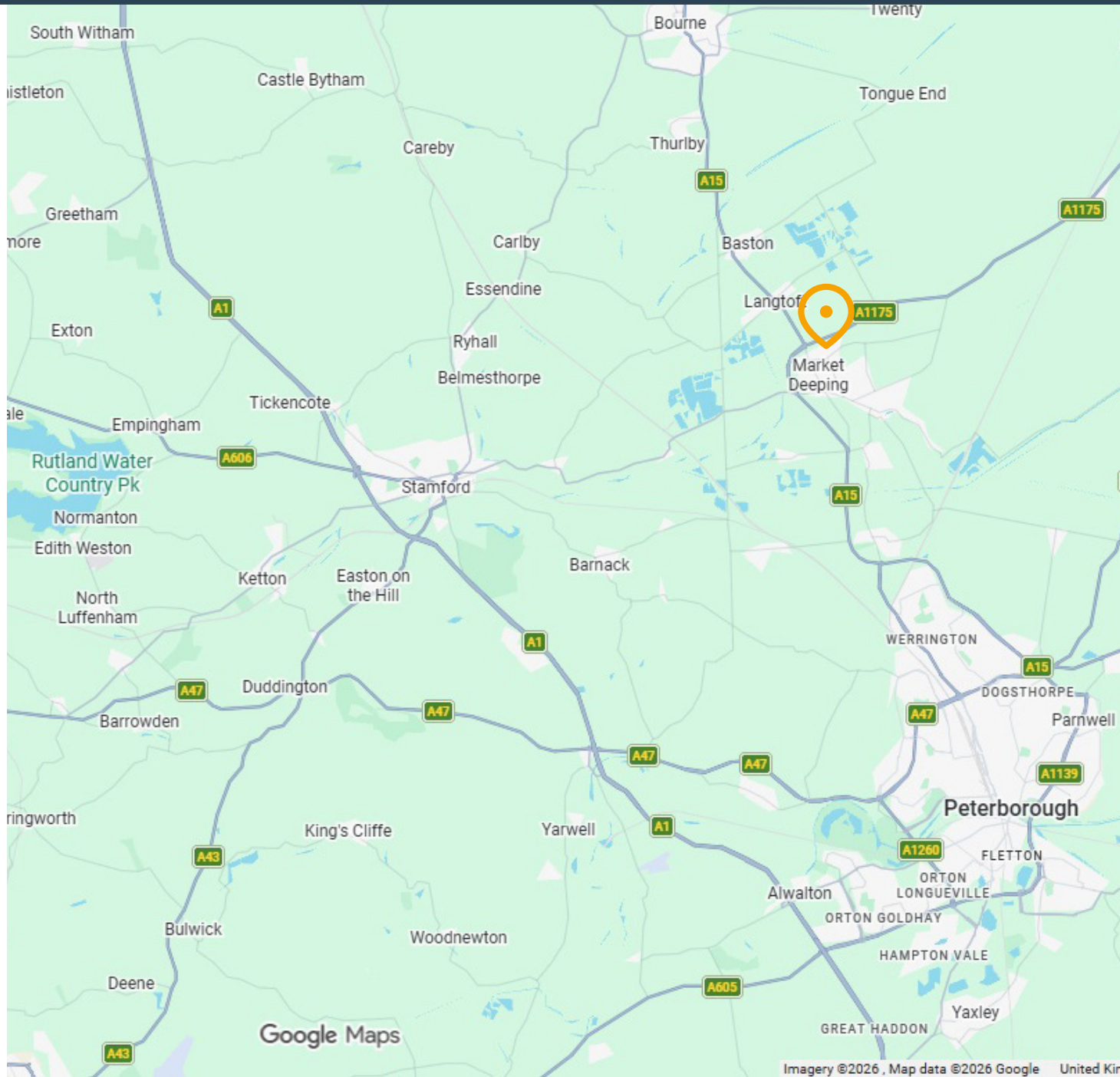
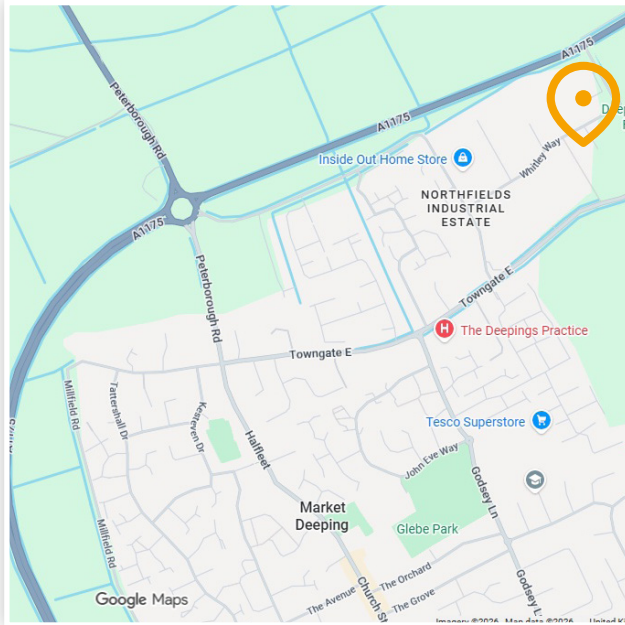
The landlord holds a 3 month rent deposit from each tenant.



Location

The units are situated within Merlin Court, off Sunderland Road, within the established Northfields Industrial Estate to the north side of Market Deeping.

Market Deeping is a strong market town located approximately 9 miles to the north of Peterborough, 9 miles to the east of Stamford and 8 miles to the south of Bourne. There is easy access to the regional and national road system via the A15 and A1175.







INTERNAL PHOTOS SHOW INTERIOR OF UNIT 3

