

01733 897722

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INDUSTRIAL / WAREHOUSE - TO LET

Eddisons

Incorporating Barker Storey Matthews



UNIT 6, A1 PARKWAY, SOUTHGATE WAY, PETERBOROUGH PE2 6YG

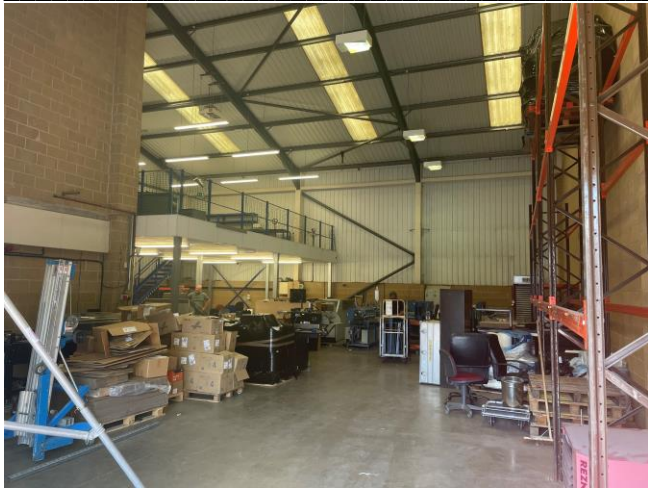
£30,000 per annum

3,882 sq ft (360.6 sq m)

- Close to Junction 17 of the A1(M)
- Good on-site parking
- First floor offices
- Under-going refurbishment

LOCATION

The premises are situated within the A1 Parkway, off Southgate Way within the Orton Southgate employment area of Peterborough. Orton Southgate is considered to be the prime employment area and has immediate access to the A1(M) from Southgate Way approximately 500 metres to the west. Occupiers in the area include BGL, NCR, Olympus Automation, Yours Clothing and W H Smith.



DESCRIPTION

The premises comprise an end terrace industrial / distribution unit of steel portal frame construction clad in a combination of brick/block and UPVC clad steel elevations under a steel decked roof with inset roof-lights. The property benefits from a ground floor entrance / reception, male, female and disabled toilet facilities, ground floor office together with first floor offices. The warehouse area is open plan with a minimum internal eaves height of 6.18m to haunch with a single loading door to the front elevation.

SERVICES

Mains electricity, gas, water, drainage and BT 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

Total GIA: 360.6 sq m (3,882 sq ft)

All measurements are approximate and prepared on a gross internal area basis.

BUSINESS RATES

We understand from enquiries made to the VOA that the property has a rateable value of £28,000. For the year commencing 1 April 2023 rates will normally be charged at 49.9p as the RV is below £50,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

RENT

The rent will be £30,000 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 available from the agents.

EPC

The property has an EPC of D (78). A copy of the EPC is available on our website.

LEASE TERMS

The property is available on a new effectively fully repairing and insuring lease term by negotiation.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating **Barker Storey Matthews**

The Lawns, 33 Thorpe Road
Peterborough, PE3 6AB

Steve Hawkins

stephen.hawkins@eddisons.com
(01733) 897722

801114204 / 4D089

Ref:

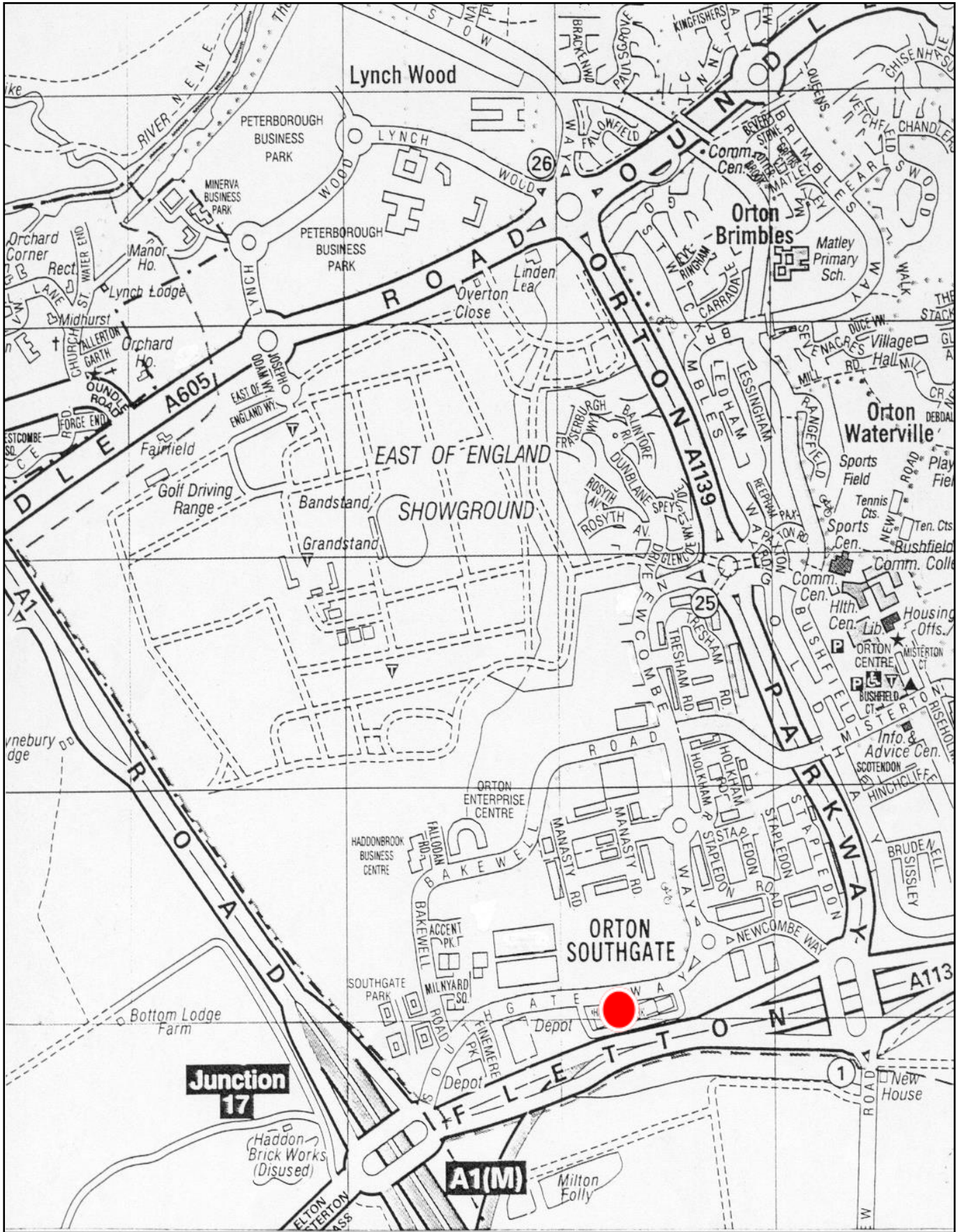
For more information, visit eddisons.com
T: 01733 897722

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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