



2 Wainman Road, Woodston, Peterborough  
PE2 7BU

# 2 WAINMAN ROAD

WOODSTON, PETERBOROUGH PE2 7BU



Agreement

To Let



Detail

Warehouse / Light Industrial



Rent

£22,000 pax



Size

290.67 sq m (3,129 sq ft)



Location

Peterborough, PE2 7BU



Property ID

801.119726

For Viewing & All Other Enquiries Please Contact:



**JULIAN WELCH**

Director

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## Property

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The property comprises a mid-terrace light industrial / warehouse unit of steel frame construction with insulated pitched roof. There are high level windows to each end of the unit, full height electrically operated roller shutter door, separate pedestrian entrance, fluorescent strip lighting and three phase power. The unit benefits from good quality office accommodation, kitchen and WC and parking to the forecourt area.

## Accommodation

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Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA	290.67	3,219

## Energy Performance Certificate

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Rating: E (115).

A copy of the certificate is available on request.

## 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. PLEASE NOTE - the water supply is shared with the adjacent unit, the cost of which is included in the annual rent (subject to a 'standard' level of use.)

## Town & Country Planning

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We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

PLEASE NOTE - Vehicle repair / MOT uses will NOT be considered for this unit.

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

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Charging Authority: Peterborough City Council  
Description: Warehouse and Premises  
Rateable Value: £21,000

Business rates are normally payable at 43.2 pence in the pound on the Rateable Value, 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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£22,000 per annum exclusive

## Estate Charge

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An estate charge is be levied to cover the upkeep, maintenance and repair of all common parts of the development. Details on request.

## VAT

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VAT will 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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Prospective tenants will be required to provide ID documentation and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is located on Wainman Road within the established Woodston Industrial area, approximately 2.5 miles to the south west of Peterborough city centre. The estate is well located being adjacent to the A1260 Nene Parkway, which in turn gives easy access to the A1(M), A47, A605 and A15 trunk roads







