

TO LET - INDUSTRIAL

8 ST. DAVIDS SQUARE

Fengate, Peterborough, PE1 5QA



Key Highlights

- 576 sq ft
- 3 phase electricity
- Good levels of parking
- Trade counter/warehouse premises
- Integral office
- Roller shutter door

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
01733 344 414
savills.co.uk



Location

St David's Square Trade Park is prominently located fronting Fengate one of the principal routes linking the city centre to the Eastern Industrial Area, an established commercial area of Peterborough. St David's Park is approximately 1 mile from Peterborough city centre and less than a mile from J** of the A1139 Frank Perkins Parkway and Boongate which provide access to the A1M, A47 and A15.

Occupiers include Screwfix Direct and Hughes Direct.

Description

St David's Square Trade Park comprises 29 trade/warehouse units and is popular with trade operators. The unit has three-phase electricity, roller shutter door and separate personnel entrance and integral office with good levels of parking.

Terms

The unit is available on a fixed 3 year agreement at a principal rent of £7,200: 3 months at 50% discount on the principal rent would be offered

3 year agreement with an annual break option

3 year agreement with a rolling 3 month break option. 5% premium to be added to the principal rent with this option

A maintenance charge which includes building insurance is also payable - £489.60 per annum

Viewings

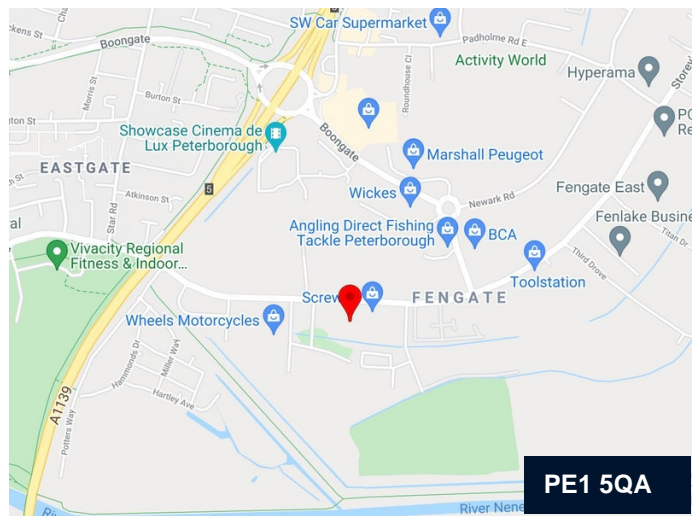
Strictly by appointment only.

Business Rates

Rates payable: £2.95 per sq ft

(based upon Rateable Value: £3,400)

From enquiries made on the Valuation Office Agency web site, the property has a current rateable value of £3,400. The property is therefore currently eligible for up to 100% rates relief for qualifying businesses.



Contact

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906

+44 (0) 7807 999 211

egree@savills.com

James Anderson

+44 (0) 1733 201388

+44 (0) 7977 034 282

james.g.anderson@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 29/09/2021

savills