

TO LET - INDUSTRIAL

# ST DAVIDS SQUARE

Peterborough, PE1 5QA



## Key Highlights

- 2,332 sq ft
- EPC Rating: TBA
- Prominent trade counter location in Fengate
- To be refurbished
- Trade counter/warehouse premises
- 1 mile to Peterborough city centre
- 3 phase electricity
- Suitable for a range of uses subject to planning

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## Description

St David's Square Trade Park comprises 29 trade/warehouse units and is popular with trade operators. Unit 22 has three phase electricity, roller shutter door and separate personnel entrance and integral office with good levels of parking.

## 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 the A1139 Frank Perkins Parkway and Boongate which provide access to the A1M, A47 and A15.

Occupiers include Screwfix Direct and Peterborough Building Products.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 22	2,332	216.65	£20,988 /annum	Available
<b>Total</b>	<b>2,332</b>	<b>216.65</b>		

## Viewings

Strictly by appointment with the agents.

## Terms

The unit is available to let at £20,988 per annum + VAT.

## Service Charge

There is a maintenance charge of £1,870 per annum + VAT.

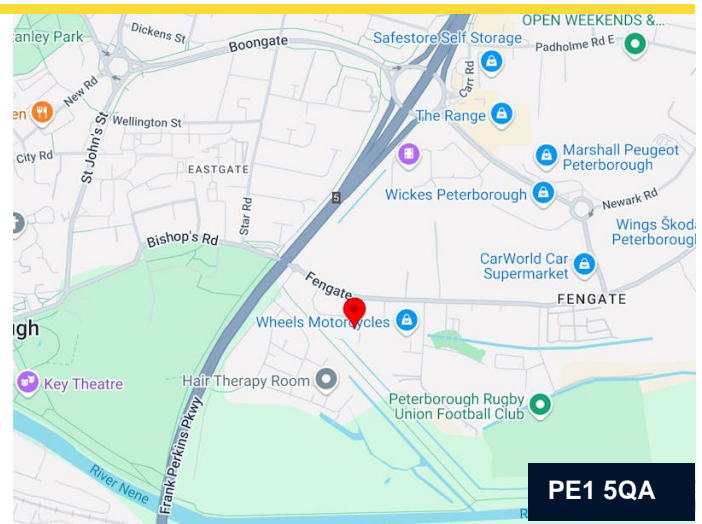
## EPC

To be re-assessed post refurbishment works.

## Business Rates

Rates payable: £7,360.25 per annum

(based upon Rateable Value: £14,750)



## Contact

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