

TO LET - INDUSTRIAL

# 10 SAVILLE ROAD

Westwood, Peterborough, PE3 7PR



## Key Highlights

- 3,639 sq ft
- Established industrial estate
- Eaves height approximately 5.5m
- Vehicle and leisure related uses considered by the landlord (subject to planning)
- Terraced industrial unit
- EPC: B
- Car parking Infront of the unit
- Mezzanine floor within

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## Description

The property is a terraced industrial/warehouse/workshop of steel portal frame construction with a combination of brick/clad exterior walls, a concertina loading door, pitched insulated roof and a concrete floor.

There is a kitchenette and WC to the front of the unit, and a mezzanine floor across the majority of the warehouse.

Externally there is car parking in front of the unit. The site is gated from the front.

## Location

Peterborough is a historic cathedral city located in the east of England. It has excellent transport connections with the East Coast mainline providing a fastest train time to London Kings Cross of 46 minutes. The A1(M) J17 provides access to the city and to the A47, A15 etc.

The property is approximately 1.5 miles north-west of the city centre and has good access to the A1139 Peterborough ring road system.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor	2,114	196.40
Mezzanine - Floor	1,525	141.68
<b>Total</b>	<b>3,639</b>	<b>338.08</b>

## Viewings

Strictly by appointment with the sole agents.

## Terms

The property is available to let on terms to be agreed. Guide rent of £20,000 + VAT per annum.

## Service Charge

An estate service charge is payable towards the upkeep of the estate.

## Business Rates

Rates payable: £6,986 per annum

(based upon Rateable Value: £14,000)

## Contact

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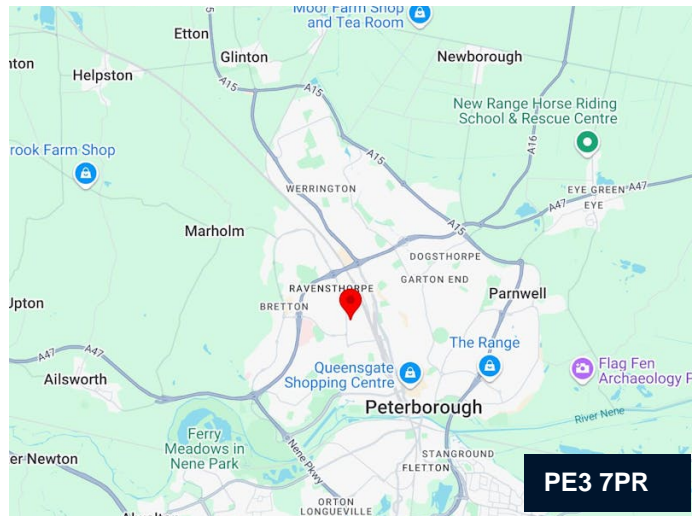
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