



Storage Compound, Dodson Way, Fengate  
Peterborough, PE1 5XJ

**Eddisons**

# STORAGE COMPOUND, DODSON WAY

FENGATE, PETERBOROUGH PE1 5XJ



Agreement

To Let



Detail

Storage Compound



Rent

£6,000 pax



Size

234.67 sq m (2,526 sq ft)



Location

Peterborough PE1 5XJ



Property ID

9E004 (2366)

For Viewing & All Other Enquiries Please Contact:



**JULIAN WELCH**

Director

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## Property

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The property comprises a self contained and fully secure storage compound. The compound is fully fenced and gated, laid to chippings and has two storage containers located at the far end.

## Accommodation

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We have measured the site area using Edozo mapping and calculate that it provides the following area:

Area	m <sup>2</sup>	ft <sup>2</sup>
Total	234.67	2,526

## Energy Performance Certificate

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An EPC is not required in respect of this property

## Services

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We understand that water and power supplies MAY be available to the property. Further details on request.

## Town & Country Planning

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We believe that the site has consent for open storage uses falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

## Rates

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We understand that the site is not currently within the Rating List and will need to be re-assessed for rating purposes

## Tenure

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The property is available To Let a new lease, for a term to be agreed.

## Rent

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£6,000 per annum exclusive

## VAT

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VAT may be charged in addition to the rent at the prevailing rate. Details on request.

## 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 site is located off Dodson Way, in itself off Fengate, within the heart of the Eastern Industrial Area of Peterborough. There is easy access to the city centre and Peterborough Parkway system via Fengate / Boongate.





