



23 Culley Court, Bakewell Road, Peterborough
PE2 6XD

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Bakewell Road, Peterborough PE2 6XD



Agreement

To Let



Detail

Warehouse / Light
Industrial



Rent

£23,500 pa



Size

216.92 sq m (2,335 sq ft)



Location

Peterborough PE2 6XD



Property ID

801.1209018

For Viewing & All Other Enquiries Please Contact:



Julian Welch

Director

T: 01733 556496

M: 07713 118053

E: julian.welch@eddisons.com

Property

The property comprises a mid-terraced warehouse/light industrial unit of steel portal frame construction with insulated metal sheet clad elevations under a pitched metal clad insulated roof with integrated rooflights. Internally the unit provides a small office to the front with pedestrian entrance, full height sectional electrically operated loading door and disabled compliant WC. There is a small storage mezzanine above the office. A former tenant has installed a further small two storey office within the warehouse area that can be removed if not required (not included in the floor areas stated below). The unit benefits from three phase power and has allocated parking to the front.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor	191.93	2,066
Mezzanine	24.99	269
Total GIA	216.92	2,335

Energy Performance Certificate

Rating: C (71).

A copy of the certificate is available on request.

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

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.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) 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

Charging Authority: Peterborough City Council
Description: Warehouse and Premises
Rateable value: £21,250
UBR: 0.432
Period: 2026–2027

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

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

Rent

£23,500 per annum exclusive

Estate Charge

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

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide ID documentation and pass AML checks prior to solicitors being instructed..

Location

The property is located within Culley Court, a modern development of light industrial and storage / distribution units situated off Bakewell Road within the Orton Southgate industrial area. The scheme is ideally located just off Junction 17 of the A1(M) and has quick access to the Peterborough Parkway system and national road network.





