

WAREHOUSE

FOR SALE



55 Second Drove, Fengate, Peterborough  
PE1 5XA

801.141461

Eddisons

# 55 SECOND DROVE

FENGATE, PETERBOROUGH, PE1 5XA



Agreement

For Sale



Detail

Industrial



Price

£150,000



Size

95.72 sq m (1,030 sq ft) plus  
mezzanine



Location

Peterborough, PE1 5XA



Property ID

801.141461

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The premises comprise a mid-terraced industrial unit of steel portal frame construction. The premises consists of a warehouse, office, kitchenette and WC accomodation with LED lighting throughout and a roller shutter door into the warehouse.

The unit includes a mezzanine of 697 sq ft (64.73 sq m) with air conditioning. External electric shutters have been fitted to the front of the office. Three car parking spaces are allocated to the unit.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor	95.72	1,030
Mezzanine	64.73	697
Total	160.45	1,727

The unit has a width of 7.99m and a depth of 11.98m

## Energy Performance Certificate

Rating: C (68)

## 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 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:** Industrial and Premises  
**Rateable Value:** £7,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

**100% Small Business Rates Relief is available to a qualifying occupier. Further details upon request from the agents.**

## Tenure

The property is available **For Sale**.

## Price

**£150,000 plus VAT.**

## Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT will be charged in addition to the sale price.

## Legal Costs

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

## Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding 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 property is located within Second Drove Industrial Estate, off Fengate, within the Eastern Industrial area of Peterborough.

Second Drove provides a range of small to medium ligh industrial, storage and distribution units. Eastern Industry is Peterborough's longest established light industrial, trade counter and stroage & distribution area, strategically loacted on the east of the City Centre just off the Frank Perkins Parkway, with easy access to A1(M), A47 and A15 road networks.





