

Industrial

To Let



Unit 1 Westminster Place, Empson Road, Peterborough
PE1 5SY



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Empson Road, Peterborough, PE1 5SY



Agreement

To Let



Detail

Industrial



Rent/Price

£26,000 pax



Size

333.8 sq m (3,593 sq ft)



Location

Peterborough, PE1 5SY



Property ID

For Viewing & All Other Enquiries Please Contact:



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Property

The premises comprise an end terrace warehouse unit of steel portal frame construction. The premises have security bars fitted to the windows and external security grills. There is roller shutter access into the warehouse with a separate pedestrian access through to the offices.

At ground floor level there are three separate offices, two w.c's and a kitchen. At first floor level there is a large open plan office and one private office.

Externally the unit has six reserved car parking spaces within the secure gated site.

Accommodation

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

Width 11.86m

Depth 22.64m

Area	m ²	ft ²
Ground Floor	268.5	2,890
First Floor	65.3	703
Total GIA	333.8	3,593

Energy Performance Certificate

Rating: D (89)

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 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: Warehouse and Premises
Rateable value: £25,750
UBR: 0.432
Period: 2024-2025

(Reference appropriate rates relief here if preferred – delete text in brackets if not needed). 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** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent/Price

£26,000 per annum exclusive

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 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, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Location

Westminster Place is situated on Empson Road within Eastern Industry approximately two miles east of the city centre and within one and a half miles of the Boongate junction of the Frank Perkins parkway connecting the A1(M) and the A47.

Eastern Industry is established as the main area within Peterborough for trade counter operators together with a number of retail, leisure and car showroom premises.







