



UNIT E PEARTREE BUSINESS CENTRE, ENTERPRISE WAY
PETERBOROUGH PE3 8YQ

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Agreement

To Let



Detail

Warehouse / Light Industrial



Rent

£16,750 pax



Size

214.7 sq m (2,311 sq ft)



Location

Peterborough, PE3 8YQ



Property ID

801.145577

For Viewing & All Other Enquiries Please Contact:



JULIAN WELCH

Director

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01733 556496

07713 118053

Or Joint Agents, Savills - James Anderson - 01733 201388 / james.g.anderson@savills.com

Property

The unit comprises a mid-terraced light industrial / warehouse premises. The property benefits from three roller shutter doors, personnel door, small office, WC and kitchenette. The unit also has 3 phase electricity, gas heating to the warehouse and LED lighting.

Externally, there is parking to the front of the unit, as well as shared communal parking on the remainder of the estate.

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
Total GIA	214.7	2,311

Energy Performance Certificate

Rating: C (73)

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

The property is suitable for a range of light industrial or storage uses, however PLEASE NOTE vehicle related uses will not be considered.

Rates

Charging Authority: Peterborough City Council
Description: Warehouse and Premises
Rateable Value: £15,250
UBR Multiplier: 0.442

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. Interested parties are encouraged to confirm the rates payable figure with 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

£16,750 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. Further details on request from the letting agents.

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.

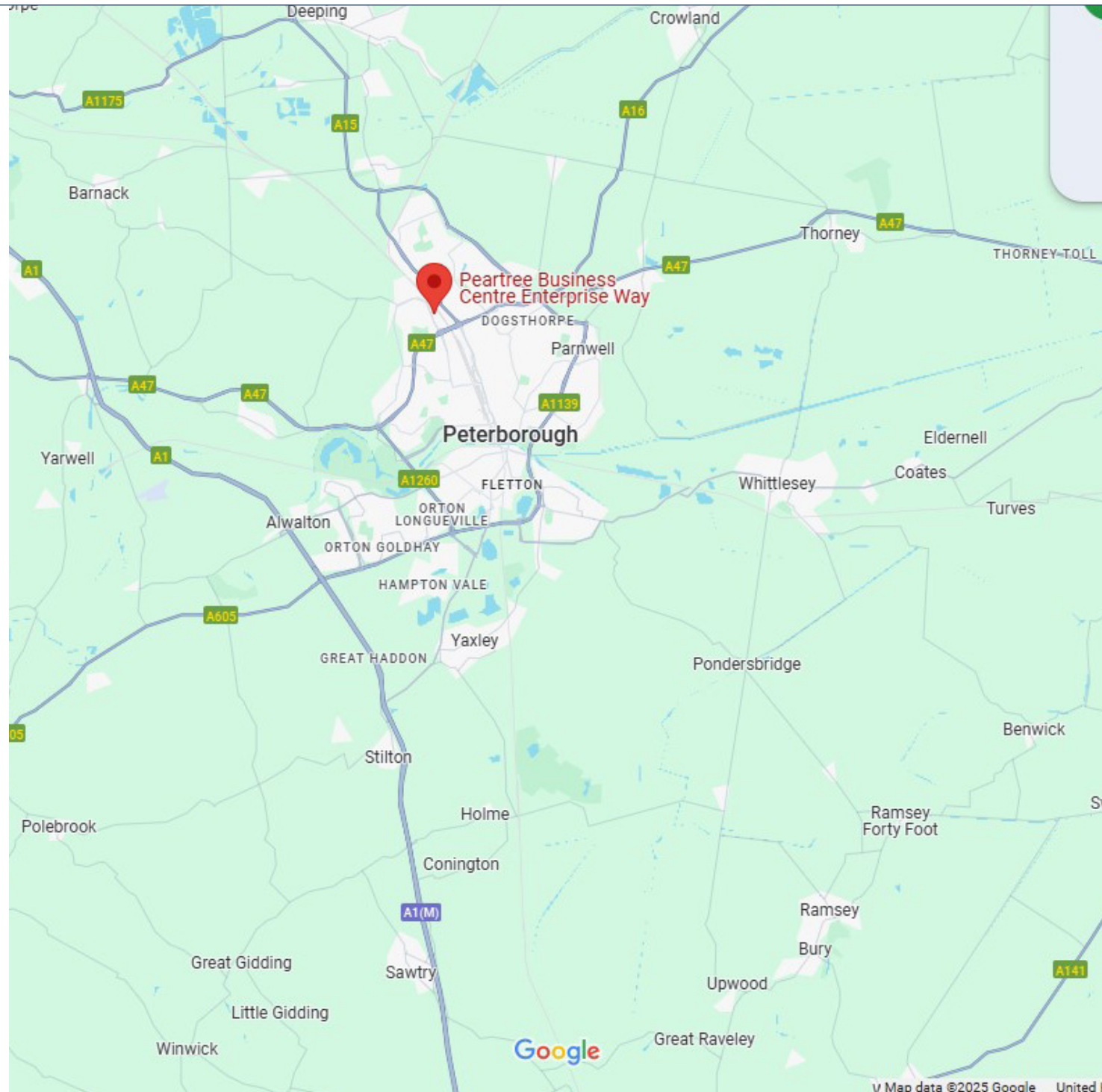
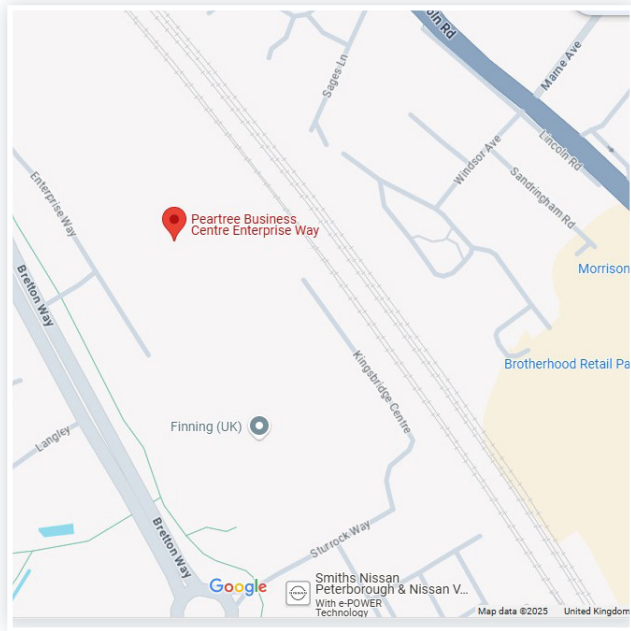
Anti-Money Laundering

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.

Location

Peartree Business Centre is located approximately 2 miles from Peterborough City Centre in Bretton, an established commercial area of Peterborough.

It has good access to the A47 and A1(M) via the Peterborough ring road system.





Google

