

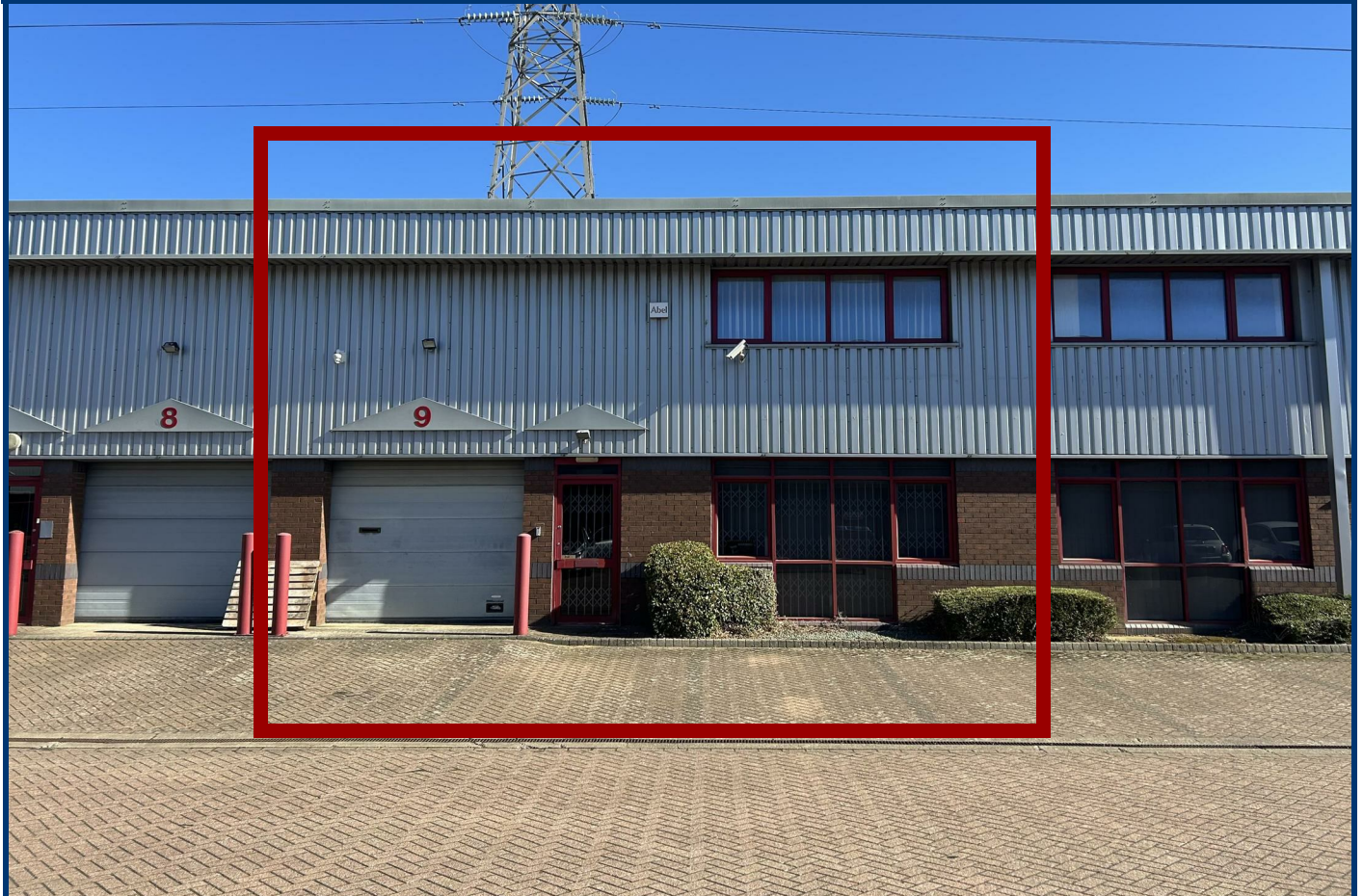
Richardson

Commercial Property Specialists

Unit 9 The Metro Centre
Woodston
Peterborough, PE2 7UH

TO LET

£15,000 Per Annum



- Business Unit
- Suitable for a range of uses
- Gas Central Heating
- Allocated Parking
- Two Floors
- GIA - 163.2 Sq M (1,756.52 Sq Ft)
- Workshop and Office Space
- Roller Shutter Door
- 6.4 Meters to Eaves
- TO LET

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonsurveyors.co.uk

01780 758007

LOCATION

The Metro Centre is a popular commercial development situated off Shrewsbury Avenue, Woodston which is to the south west of Peterborough City Centre. Peterborough is situated approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

DESCRIPTION

The premises comprises an mid terrace unit of steel portal frame construction with elevations of brick and profile metal cladding. The building has been fitted out to provide offices and stores on the ground floor and offices to part on the first floor. A roller shutter door allows further access to the ground floor warehouse and the unit has allocated parking spaces.

ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a net internal floor area basis.

Ground Floor 102 Sq M (1,097.83 Sq Ft)

First Floor 61.2 Sq M (658.7 Sq Ft)

Total 163.2 Sq M (1,756.52 Sq Ft)

The floor areas have been measured on a gross internal area basis and are approximate.

SERVICES

We understand that mains electricity, gas, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable Value: £14,000

Interested parties should however rely on their own enquiries as to the amount of rates payable.

TERMS

Available TO LET on a new full repairing and insuring lease for a term of years to be negotiated.

VAT and SERVICE CHARGE

VAT will be charged on the rent. A service charge is payable for the upkeep of common areas of the estate. Further details on request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

Energy Rating: 64 - C

ANTI MONEY LAUNDERING

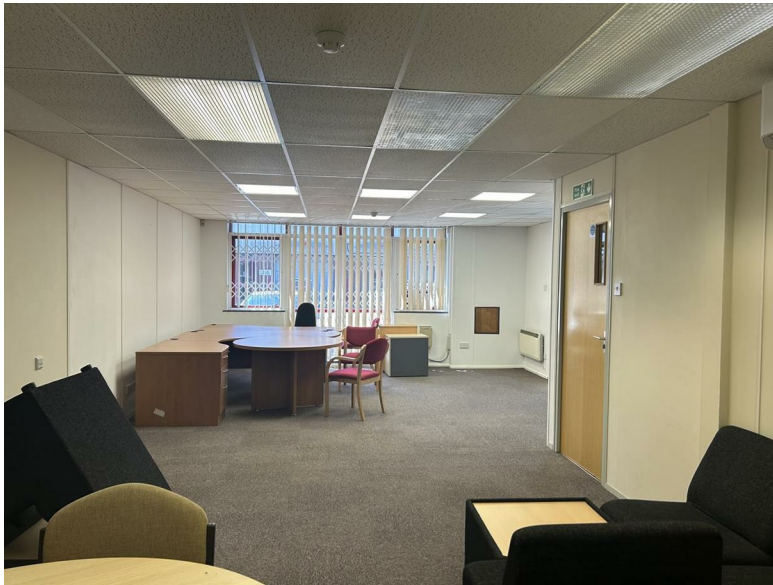
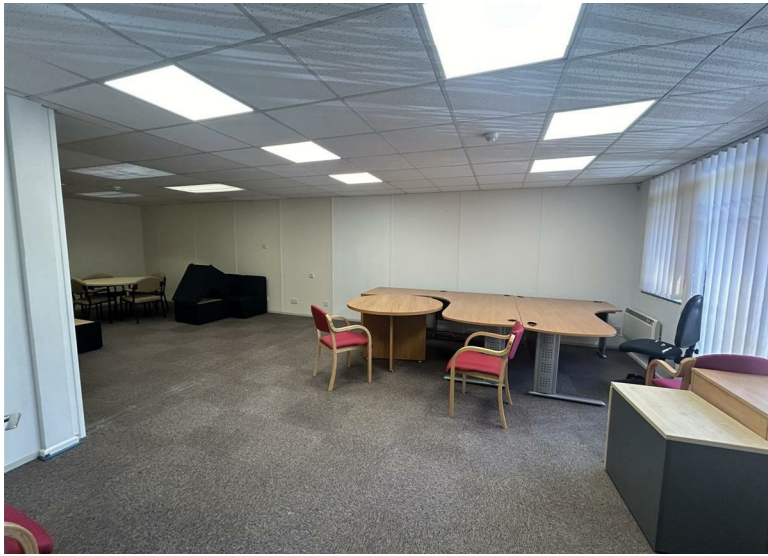
Prospective tenants will be required to provide ID Documentation (certified copies of passport, driving licence, utility bill) and pass the necessary Anti-Money Laundering checks undertaken by the agent prior to completion of the lease.

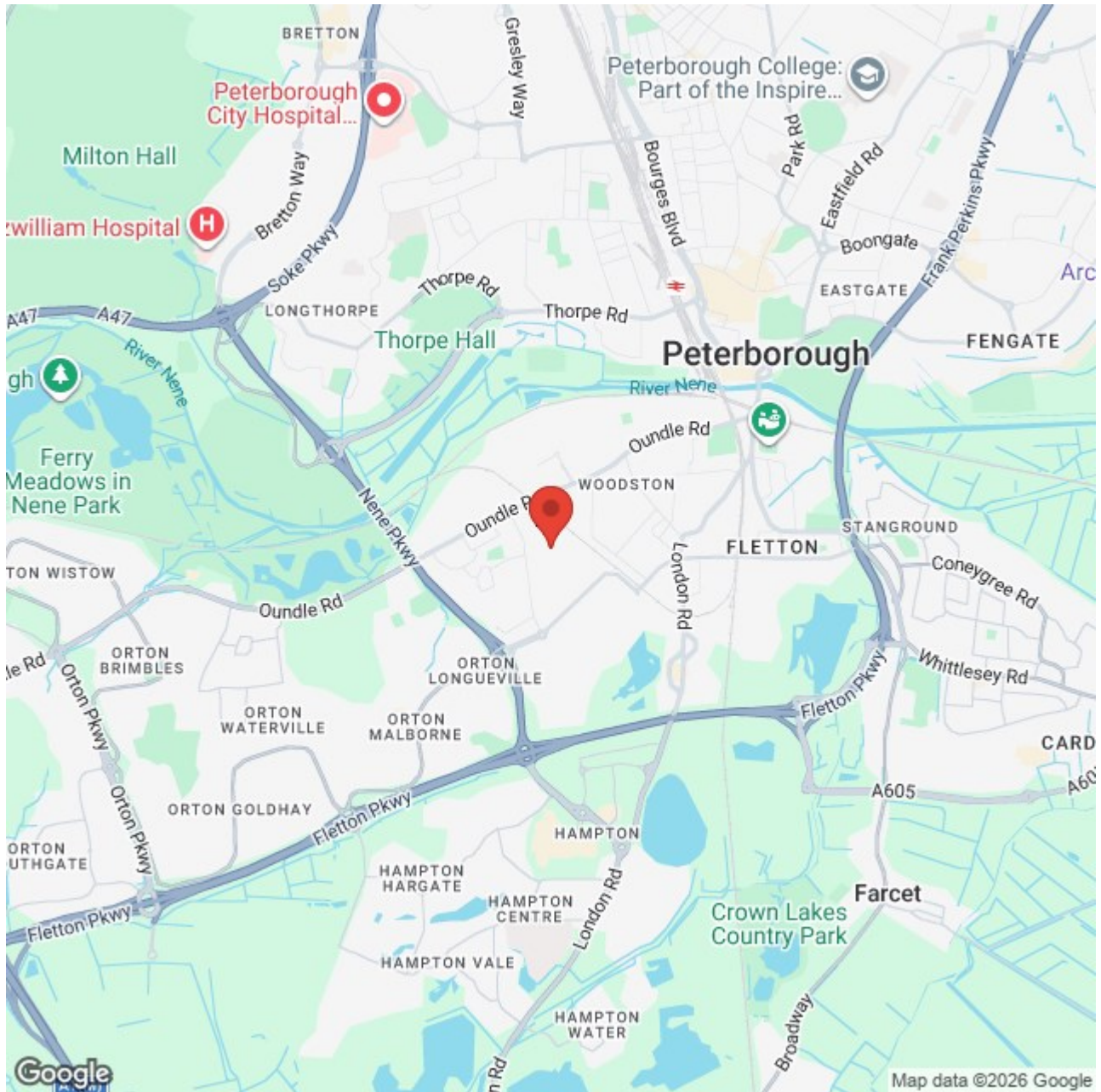
VIEWING

For an appointment to view or further information please contact -

Andrew Leech t:01780 758007 e:aleech@richardsonsurveyors.co.uk

Katie Mulhern t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale