

Richardson

Commercial Property Specialists

Unit 3 Sabre Way

Peterborough, PE1 5EJ

TO LET

£20,000 Per Annum



- Modern Mid-terrace Unit
- Industrial/warehouse
- Good On Site Parking
- GIA - 214 Sq.M (2,305 Sq.Ft)
- Prominent Position
- Height To Eaves 6 Meters

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



www.richardsonsurveyors.co.uk

01780 758007

LOCATION

Barnack Business Park is situated in the eastern industrial area of Peterborough approximately one mile east of the City Centre and within easy reach of the Frank Perkins Parkway and the primary road network beyond.

DESCRIPTION

This mid-terrace unit was constructed in 2006 and is now available due to the expansion of the owner's business. The unit is built with the steel portal frame clad with steel profile sheeting. The unit is fitted with an office and vehicle loading door to the front elevation. The height to eaves is 6 Meters and a w.c. is installed.

ACCOMMODATION

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

Total Ground Floor GIA - 214 sq.m. (2,305 sq.ft)

All floor areas are approximate.

SERVICES

We understand that mains water and electricity are connected. None of these services, 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.

BUSINESS RATES

From internet enquiries of the Valuation Office website, we understand the following rating assessment applies:

Warehouse and premises Rateable value £18,250

Interested parties should make their own enquiries of Peterborough City Council as to the rates payable.

TERMS

The premises can be leased on a new full repairing and insuring lease, terms to be agreed.

EPC RATING

New EPC required.

SERVICE CHARGE

A service charge will be payable for the upkeep and maintenance of the common areas.

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.

VAT

VAT will be charged on the rent.

LEGAL COSTS

Each party to pay their own legal costs incurred.

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