Richardson

Commercial Property Specialists

Unit 6 Thames Court
Enterprise Park
Yaxley
Peterborough, PE7 3GU

TO LET £22,500 Per Annum



- Warehouse Unit
- GIA - 246 Sq M (2,650 Sq Ft)
- 6 Parking Spaces
- 6m Eaves Height
- EPC: B
- Office and Toilet Facilities
- Option to Let Units 5 & 6 Together
- TO LET

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

RICS www.richardsonsurveyors.co.uk **01780 758007**

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LOCATION
The property is located in the new Enterprise Park development in Peterborough, a popular mixed-use area to the south of the city. Enterprise Park is located along Broadway which gives easy access to the national motorway network, being a 3-mile drive from the A1 (M), accessed via Norman Cross. The property is adjacent to Eagle Business Park, another modern mixed-use estate. The City Centre is approximately 4 miles to the North where direct trains can reach London in approximately 45 minutes. Thames Court comprises of 8 No. similar sized industrial units enclosed within a secure court accessed from Enterprise Park.

DESCRIPTION
The property is a semi-detached warehouse unit with electrically operated overhead shutter doors with a height to eaves of 6m. The warehouse has 5 large triple skin roof lights and there are windows at the first-floor level installed at the front elevation which allow additional natural light to the warehouse, or a first-floor office to be constructed. Each unit has allocated parking to the front. Additional features include:

- Steel portal frame with flat panel cladding.
- Heated office and toilet facilities.
- Three Phase Distribution Board
- Low Bay LED Warehouse Lighting
- Overhead LED Lighting in Offices & WC
- External LED Floodlighting
- Emergency Lighting
- Small Power to Office
- Electric and Water Metered Supplies
- 6 Allocated Car Parking Bays

ACCOMODATION
The premises have been measured according to the RICS code of measuring practice on a Gross Internal Floor Area basis and are approximate.

GIA - 246 Sq M (2,650 Sq Ft)

SERVICES
We understand that mains electricity, water and drainage are connected to the premises. None of these services, or any other plant and equipment has been tested by Richardson and prospective occupiers must rely on their own investigations as to their existence and condition.

BUSINESS RATES
From enquiries of the Valuation Office website, we understand that the property is assessed jointly with unit 5 at £36,500.

Prospective lessees should make their own enquiries of Peterborough City Council as to the amount of rates payable.

TERMS
The unit is available on a new full repairing and insuring lease for a term to be negotiated at a rent of £22,500 plus VAT per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE (EPC)
EPC energy rating = B

VAT
VAT will be charged on the rent.

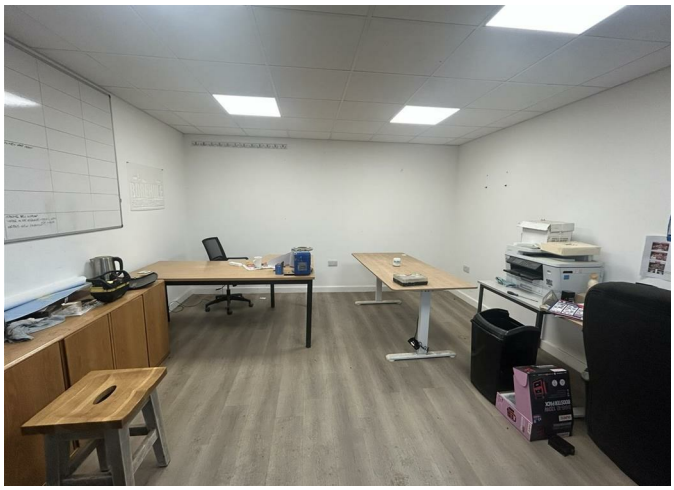
LEGAL COSTS
Each party is to bear their own legal costs incurred in this transaction.

VIEWING

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For further information or an appointment to view please contact the sole letting agent Andrew Leech at RICHARDSON
e: aleech@richardsonsurveyors.co.uk direct line: 01780 758007





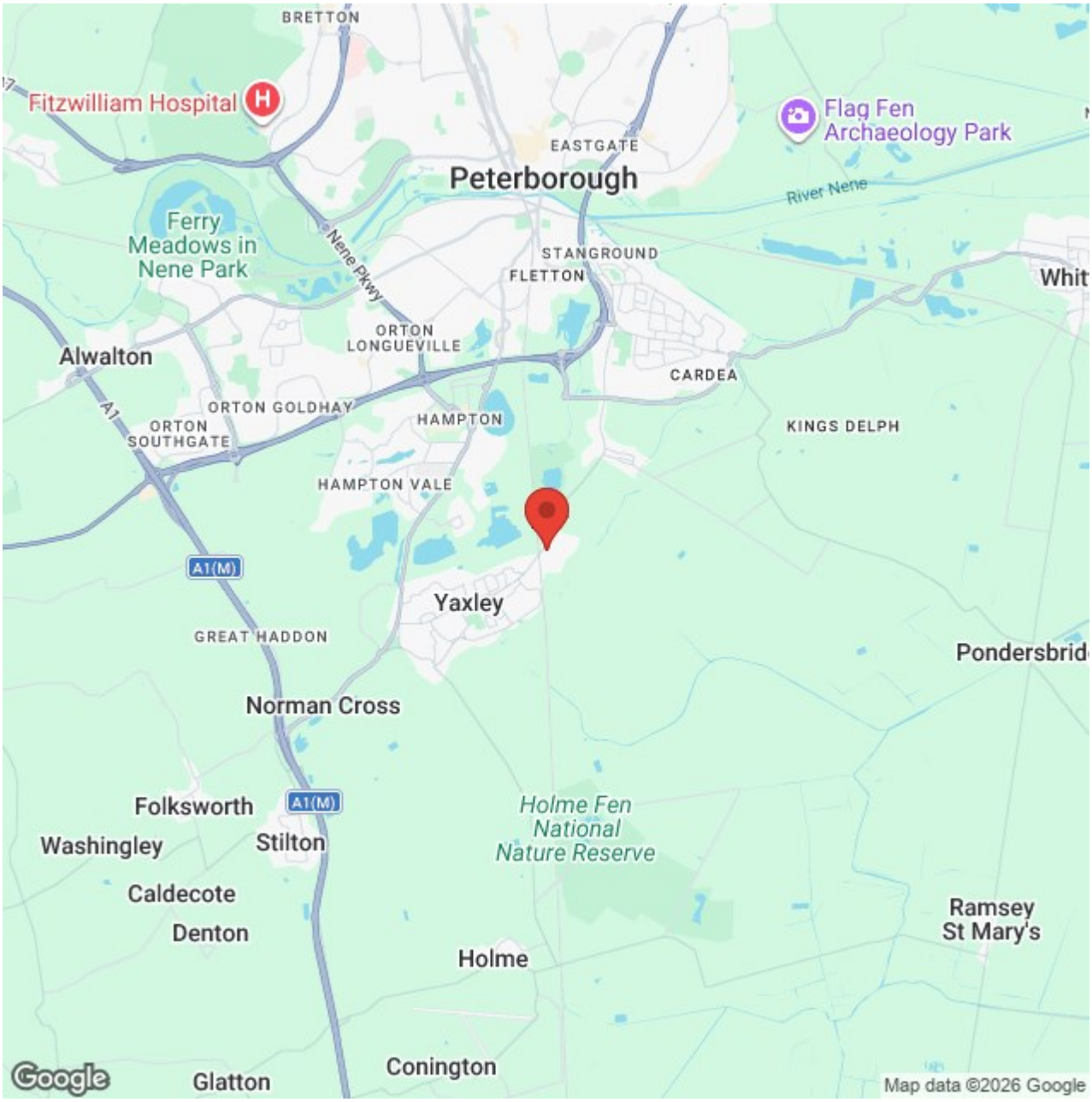








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IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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