Richardson

Commercial Property Specialists

Unit 9, Orton Enterprise Centre Bakewell Road, Peterborough, PE2 6XU

TO LET £10,000 Per Annum



- Office/ Business Unit
- NIA - 68.90 Sq M (741.57 Sq Ft)
- Established Estate
- No VAT
- Good On Site Parking
- Approx. 1 mile from A1 (M) via J17
- TO LET
- Eligible for Rates Relief

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

RICS

www.richardsonsurveyors.co.uk

01780 758007

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LOCATION
The property is situated in Orton Southgate, Peterborough's prime commercial location which benefits from brilliant access with the A1(M) close by. Peterborough is situated approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

DESCRIPTION
The property comprises a mid terrace business unit with car parking to the front, fitted out with offices, store and W.C on the ground floor plus additional offices on the first floor. The unit benefits from 3 phase electricity, air conditioning and additional parking to the rear.

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

Ground floor - 37.58 Sq M (404.47 Sq Ft)
First floor - 31.32 Sq M (337.09 Sq Ft)

Total NIA - 68.90 Sq M (741.57 Sq Ft)

All floor areas are approximate.

SERVICES
We understand that mains electricity and water 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.

TERMS
The property is available on a new full repairing and insuring lease for a term of years to be negotiated. The lease will be made outside of the security of Tenure provisions of the Landlord & Tenant Act 1954.

BUSINESS RATES
We understand that the following assessment applies.

Rateable Value £6,900

Interested parties are advised to make their own enquiries as to the amount of rates payable.

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 check undertaken by the agent prior to completion of the lease.

EPC
61 - C

VAT
VAT will not be charged on the rent.

LEGAL COSTS
Each party to pay their own legal costs incurred.

VIEWINGS
For an appointment to view or further information please contact -
Katie Mulhern t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk
Andrew Leech t: 01780 758007 e: aleech@richardsonsurveyors.co.uk

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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