

Richardson

Commercial Property Specialists

Unit 1, Enterprise Court
Eagle Business Park,
Yaxley, PE7 3GR

TO LET

£18,000 Plus VAT Per Annum ex



- Modern Business Unit
- Warehouse/ Workshop Space
- 5.0 m to Eaves
- Offices
- GIA 204 sq m (2,200 sq ft)
- 10 Car Parking Spaces
- New Lease Available
- To Let

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



www.richardsonsurveyors.co.uk

01733 321800

LOCATION

Peterborough is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. Eagle Business Park has direct access to Broadway and is located 3 miles from J16 of the A1(M) at Norman Cross with access to the Parkway dual carriageway road system around Peterborough which is approximately 2 miles to the northeast. Nearby occupiers include Junction 17 Cars and Screwfix.

DESCRIPTION

The property comprises an end of terrace modern business / trade counter unit fitted out to provide a ground floor production area with mezzanine offices and storage. Construction is of a steel portal frame with a height to eaves of 5 metres. It has an electrically operated roller shutter door. Outside there are 10 allocated parking spaces.

ACCOMMODATION

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

Approximate GIA 204 sq.m. (2,200 sq.ft).

SERVICES

We understand that the unit is connected to mains water, electricity and drainage. None of the 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 and condition.

BUSINESS RATES

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

Warehouse & Premises Rateable value £13,750

Interested parties should make their own enquiries of Huntingdonshire City Council as to the amount of rates payable

EPC

tbc

TERMS

The property is available on a new full repairing and insuring lease at a rent of £18,000 plus VAT per annum exclusive. Further details on request.

LEGAL COSTS

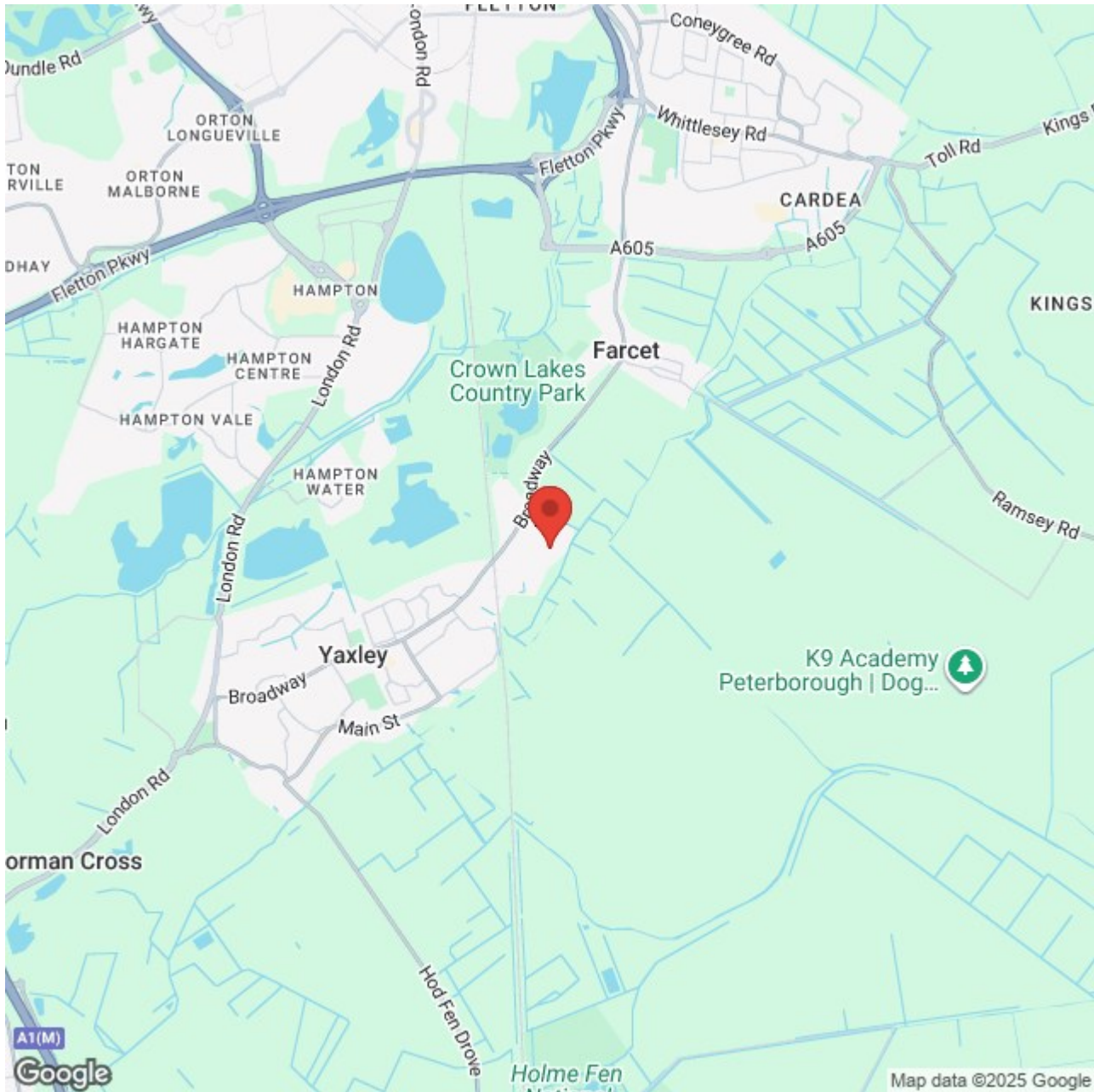
Each party is to be responsible for its own legal costs incurred in the transaction.

VIEWING

For an appointment to view or further information please contact -

Andrew Leech t: 01780 758007 e: aleech@richardsonsurveyors.co.uk
or Katie Mulhern e: kmulhern@richardsonsurveyors.co.uk or t. 01780 758005





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