

LINCOLN ROAD INDUSTRIAL ESTATE



ESTABLISHED TRADE
COUNTER & INDUSTRIAL
LOCATION



HIGHLY
VISIBLE



UNITS UNDERGOING
COMPREHENSIVE
REFURBISHMENT



GOOD ON-SITE
PARKING



**LAST UNIT
AVAILABLE**

TO LET 3,593 ft²

LINCOLN ROAD INDUSTRIAL ESTATE, BRASSEY CLOSE, PETERBOROUGH, PE1 2AZ



LINCOLN ROAD INDUSTRIAL ESTATE

LOCATION

The Lincoln Road Industrial Estate is located approximately 1.75 miles north of Peterborough City Centre, and immediately south of roundabout 18 which forms the junction of the A15 and A47 trunk roads. Access to the estate is via Brassey Close.

The estate is located close to the new Bourges View development where trade counter occupiers including Toolstation, Würth, Brewers, Millfield Autoparts and Careco are based.

DESCRIPTION

The Lincoln Road Industrial Estate is a development of 12 refurbished industrial units constructed of steel portal frame with brick elevations. Externally there is ample manoeuvring space for deliveries and for staff/visitor parking with specific information available on request. All main services are available and connected to units.

SPECIFICATION

- Units Undergoing Comprehensive Refurbishment
- Excellent Brand Signage Opportunities
- Highly Visible
- Established Location
- Good On Site Parking

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 5	UNDER OFFER		EPC
Warehouse			C-74
UNIT 9	M ²	FT ²	EPC
Warehouse	334	3,593	D-66
UNIT 10	M ²	FT ²	EPC
Warehouse	334	3,597	C-57
	LET		

LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE RATING

EPCs are available on request.



For more information please contact the joint agents:



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