



4 Fenland District Industrial Estate, Station Road
Whittlesey, Peterborough PE7 2EY

4 FENLAND DISTRICT INDUSTRIAL ESTATE

STATION ROAD, WHITTLESEY, PETERBOROUGH PE7 2EY



Agreement

To Let



Detail

Warehouse / Light Industrial
Unit



Rent/Price

£24,500 pax
£350,000 freehold



Size

333.42 sq m (3,589 sq ft)



Location

Whittlesey PE7 2EY



Property ID

801.115455

For Viewing & All Other Enquiries Please Contact:



JULIAN WELCH

Director

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Property

The property comprises a refurbished detached warehouse / light industrial unit of concrete portal frame construction with insulated metal panel / blockwork cladding under a pitched roof with integrated rooflights. The unit benefits from two full height electrically operated roller shutter loading doors, separate pedestrian entrances to the front and side, reception / office and two further office areas, kitchen, WC's and a mezzanine storage area above the offices. The unit benefits from three phase power and fluorescent lighting.

Externally there is a large concrete forecourt. The site is fully fenced and gated.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following Gross Internal floor area.

Area	m ²	ft ²
Warehouse	213.60	2,229
Offices	68.38	736
Mezzanine	51.48	554
Total GIA	333.46	3,589

Energy Performance Certificate

Rating: D (93)

A copy of the EPC is available upon request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. In addition there is an oil tank supplying the heating systems in the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Business Rates

Charging Authority: Fenland District Council
Description: Workshop and Premises
Rateable Value: £12,750
UBR 2026/7: 0.432

75% Small Business Rates Relief is available to a qualifying occupier, being an occupier for which this is its only commercial premises. For non-qualifying occupiers, multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed or for sale freehold with vacant possession

Rent / Price

£24,500 per annum exclusive

£350,000 freehold with vacant possession

VAT

VAT is NOT payable.

Legal Costs

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

Anti-Money Laundering

Prospective tenants / purchasers will be required to provide ID documentation and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Whittlesey is a strong market town with a resident population of approximately 18,000 people (2021 Census) located approximately 6 miles to the east of Peterborough on the A605. The A1(M) is approximately 10 miles away and the A47 is 5 miles away.

The property is located to the south-east of the town centre within Fenland Industrial Estate, off Station Road, within the main industrial and warehouse location for the town.







