

# Richardson

Unit 21 Culley Court  
Orton Southgate  
Peterborough, PE2 6XD

Commercial Property Specialists

**TO LET**

**£25,000 Per Annum**



- Office and Warehouse Unit
- Close proximity to the A1
- GIA 184 Sq m (1,984 Sq ft)
- 6 Allocated Car Parking Spaces.
- High Specification
- To Let

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



[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 758007**

## LOCATION

The property is located in Culley Court, a relatively new industrial estate in Peterborough which is located close to the A1M, giving access to the national road network. Peterborough city centre is 6 miles away North-East from where there are direct trains to Edinburgh, Birmingham, and London (the shortest train journey to London is just 45 minutes). Nearby occupiers include BGL Group, Yours Clothing and Flexspace.

## DESCRIPTION

A mid-terrace industrial unit of steel frame construction and internal block walls, with insulated metal cladding to the sides under a pitched roof. Internally, approximately two thirds of the space has been fitted out as offices with plaster painted walls, carpets, and suspended ceilings to provide open plan office space, a meeting room or partitioned office, two toilets and a kitchen. The unit also provides a small warehouse/ workshop/ storage space with a full height roller shutter door to the front and storage/ workshop space to the rear. There is potential space to be converted STP into more office space or reverted back to warehouse space with landlord approval. Gas fired central heating and comfort cooling have been installed in the office areas.

Externally there are six allocated car parking spaces plus communal spaces.

## 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 184 sq m (1,984 sq ft)

## SERVICES

We understand that three phase 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 following rating assessment applies:

Warehouse & Premises - £22,750

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC energy rating = 89D

## VAT

We understand that VAT will not be charged on the rent.

## LEGAL COSTS

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

## VIEWING

For an appointment to view or further information please contact –

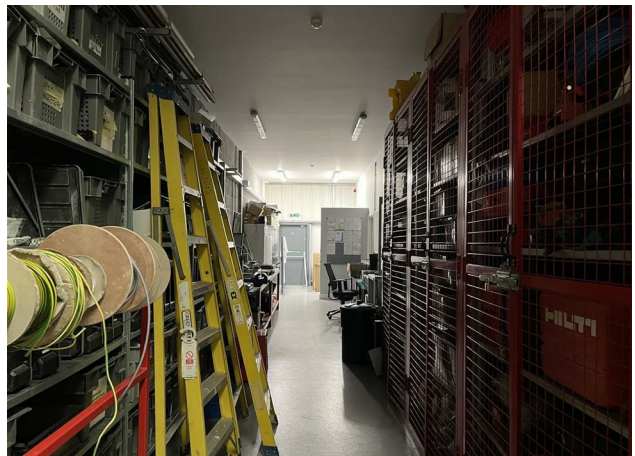
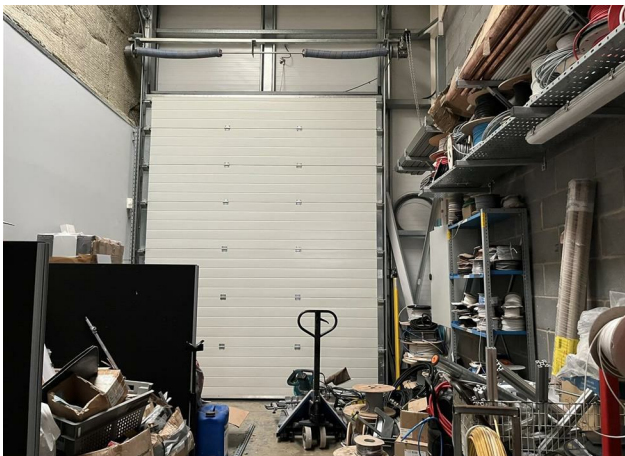
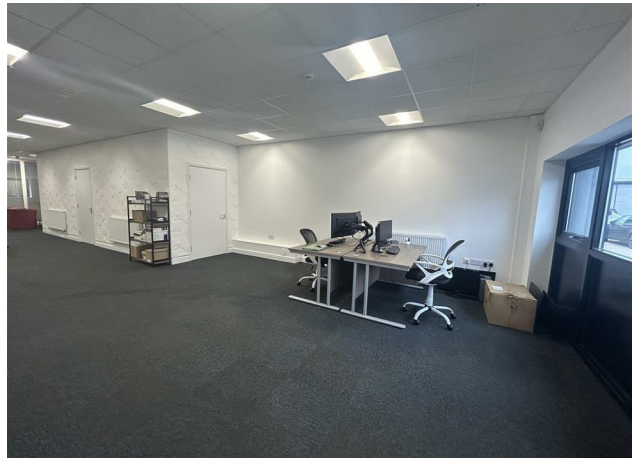
Andrew Leech

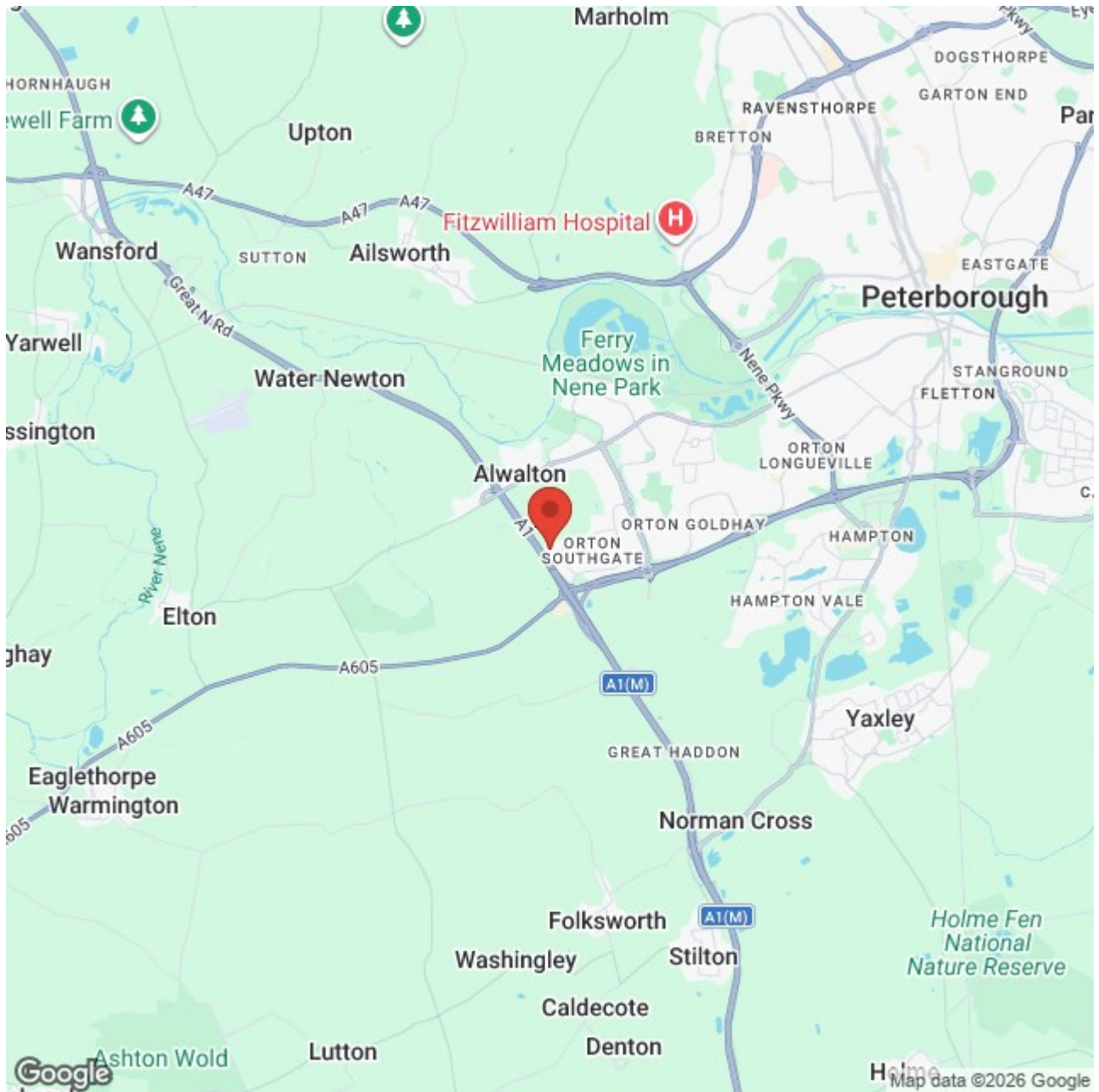
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# Richardson





**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