



Unit L Peartree Business Centre, Enterprise Way, Bretton  
Peterborough PE3 8YQ

# UNIT L PEARTREE BUSINESS CENTRE

ENTERPRISE WAY, BRETTON, PETERBOROUGH PE3 8YQ



Agreement

To Let by way of Assignment



Detail

Light Industrial / Warehouse



Rent

£22,700 pax



Size

284.98 sq m (3,068 sq ft)



Location

Peterborough PE3 8YQ



Property ID

9E004(2384)

**For Viewing & All Other Enquiries Please Contact:**



**JULIAN WELCH**

Director

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## Property

The property comprises an end of terrace light industrial / warehouse unit of steel frame construction with part brick/block and part insulated metal sheet cladding under a pitched insulated metal sheet roof.

The unit provides a small office, WC and kitchen area plus open plan warehouse. The unit benefits from a full height electrically operated sectional loading door, separate pedestrian entrance, three phase power and gas fired warm air heating to the warehouse area. Externally there is allocated parking.

## Accommodation

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

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA	284.98	3,068

## Energy Performance Certificate

Rating: D (77)

A copy of the certificate is available upon request.

## Services

We understand that mains water, electricity, gas and drainage supplies are available and connected to 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 utility service providers.

## Town & Country Planning

We understand that the property has consent for uses within classes B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

PLEASE NOTE - vehicle repair / maintenance / MOT uses are NOT permitted under the terms of the lease.

## Business Rates

**Charging Authority:** Peterborough City Council  
**Description:** Workshop and Premises  
**Rateable Value:** £15,000

Business rates are normally payable at 49.9 pence in the pound on the Rateable Value. Interested parties are encouraged to confirm the rates payable figure with the Charging Authority.

Please note that the above figures are for the year ending 31st March 2026. A rating revaluation comes into effect at that date, and these figures will change – further details on request from the agents

## Tenure

The property is available **To Let by way of an assignment of the existing lease, which is for a term of 5 years from 16th April 2024, expiring on 15th April 2029. A copy of the lease is available upon request.**

## Rent

**£22,700 per annum exclusive**

## Estate Charge

An estate charge is levied to cover the upkeep, maintenance and repair of all common parts of the development. Details on request.

## VAT

VAT is payable in addition to the rent at the prevailing rate.

## Legal Costs

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

## Anti-Money Laundering

Prospective Tenants 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

Pear tree Business Centre is located off Enterprise Way, in itself off Bretton Way, within the established Bretton Industrial area approximately 3 miles north of Peterborough City Centre.

The surrounding area is a mixture of manufacturing, distribution and car showroom uses. There is easy access to the Peterborough Parkway system via Junction 17 of the Soke Parkway (A47) and thereafter to the A15, A605 and A1(M).





