

**INDUSTRIAL/ WAREHOUSE**

**TO LET**



**Vision Park, Padholme Road East  
Peterborough PE1 5XP**

801.176563

**Eddisons**

# VISION PARK

PADHOLME ROAD EAST, PETERBOROUGH PE1 5XP



Agreement

To Let



Detail

Industrial



Rent

From £1,235 per month



Size

114.74- 196.95 sq m  
(1,235- 2,130sq ft)



Location

Peterborough, PE1 5XP



Property ID

801.176563

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



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Director

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**OR SAVILLS**

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## Property

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Built in 2016, Vision Park comprises 6 units split between two buildings. Currently under refurbishment, Unit 1 is a detached warehouse building with an eaves height of 8m and providing a large warehouse area, offices, WC's, kitchen and structural storage mezzanine. It has a full height roller shutter door, three phase power and has the benefit of a large yard area to the front (which can be fenced and gated for a future occupier if required).

Units 2-6 are situated within the rear building. Each unit has a full height roller shutter door, separate pedestrian entrance, disabled compliant WC, tea point, three phase power, mains water and drainage and LED lighting.

## Accommodation

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Please see below the availability schedule.

## Energy Performance Certificate

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Unit 1: B (43)

Unit 2: B (41)

Unit 3: B (44)

Unit 4: B (38)

Unit 5: B (42)

Unit 6: B (38)

## Services

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We understand that mains water, electricity 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

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We understand that the property has planning consent for light industrial uses within Class E, and for uses within Classes B2 and B8 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.

## Rates

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Please see below the availability schedule.

## Tenure

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The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

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**From £1,235 per month exclusive**

## Service Charge

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A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

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

## Anti-Money Laundering

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Prospective purchasers will be required to provide confirmation of their source of funding 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.

### Availability schedule

Unit	Sq m	Sq ft	Price per month	Rateable Value
Unit 1	629.98	6,781	LET	£33,750
Unit 2	185.34	1,955	LET	£16,750
<b>Unit 3</b>	<b>114.74</b>	<b>1,235</b>	<b>£1,235</b>	<b>£11,500</b>
<b>Unit 4</b>	<b>196.95</b>	<b>2,130</b>	<b>£1,775</b>	<b>£19,500</b>
Unit 5	109.63	1,180	LET	£11,000
Unit 6	106.84	1,150	LET	£11,000

## Location

Vision Park is located on Padholme Road East, opposite Astore Park, within the established Eastern Industrial area. There is quick and easy access to the City's Parkway system via the Boongate junction, which in turn gives access to the A15, A47 and A1(M).







