

INDUSTRIAL, TRADE COUNTER TO LET

Unit 1 Brassey Close

Peterborough, PE1 2AZ



Key Highlights

- Detached trade counter unit
- Prominent location close to A15
- Good parking and loading facilities
- 7,392 sq ft (687 sq m)
- EPC Rating: C
- Prominent brand signage opportunities
- Suitable for a range of uses STP

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DESCRIPTION

Lincoln Road Industrial Estate offers a selection of 12 modernised industrial units, designed for efficiency and functionality. Constructed with a durable steel portal frame and brick elevations, these units provide a solid foundation for a range of business operations.

Unit 1 is a detached trade counter/industrial unit with vehicle loading door and parking area to the front elevation. The unit provides clear open span space with offices, kitchen and WC facilities.

ACCOMMODATION

The accommodation comprises the following areas:

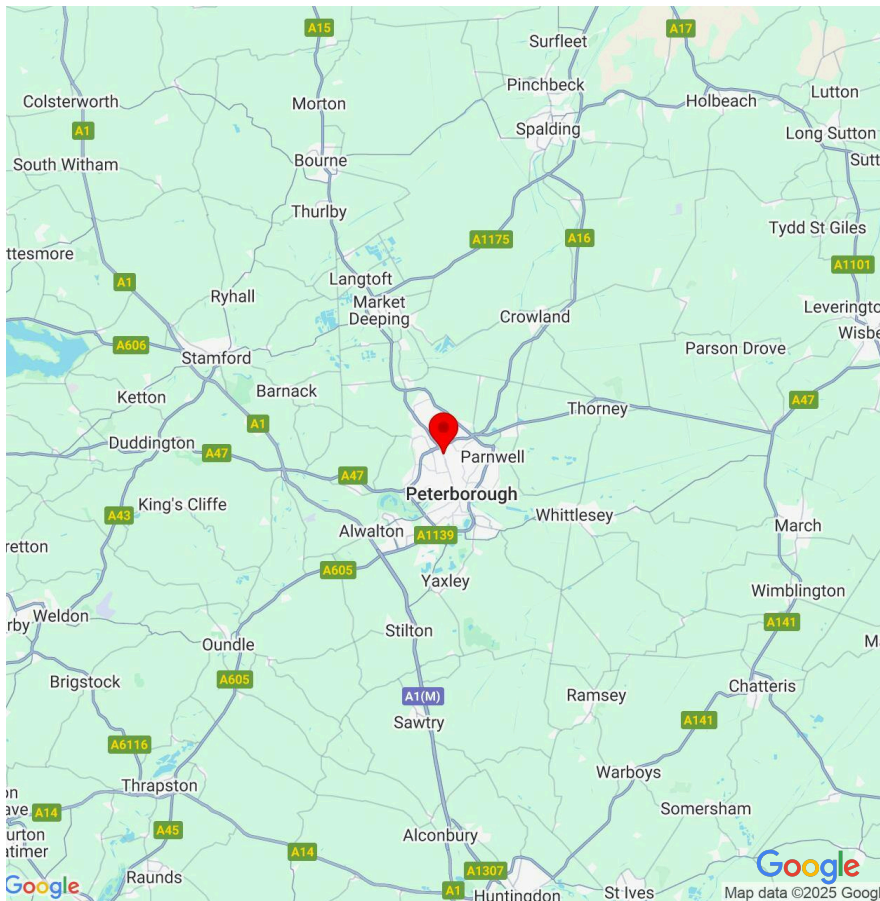
FLOOR AREA	SQ FT	SQ M
Unit	7,392	687
TOTAL	7,392	687

LOCATION

The cathedral city of Peterborough is a major commercial centre with a population in excess of 200,000. It has excellent transport links being approximately 80 miles north of London, adjacent to the A1(M) and having a complete dual carriageway ring-road system circling. There are also fast and frequent rail connections to many parts of the country, with the fastest train journey to Kings Cross being 44 minutes.

Peterborough is one of the fastest growing cities in the UK. It has a strong base of manufacturing and skilled tradespeople businesses with companies such as Perkins Engines, Royal Haskoning, Whirlpool, and Photocentric. Industries such as these support a well-developed industrial and retail warehouse market across the city.

Lincoln Road Industrial Estate is an established development of 12 units located north of Peterborough city centre on the A15. It is close to a junction of the Soke Parkway (A47) which in turn provides access to the A1(M). It is opposite the recently developed Bourges View, home to trade counter businesses such as Toolstation, Wurth, Brewers, Millfield Autoparts, and Careco. Adjacent to the estate is Maskew Avenue, the city's primary retail warehousing and trade counter location with nearby occupiers including B&Q, Wren Kitchens, Currys, Aldi and Dunelm.



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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

The property is available by way of a sub-lease. Terms upon application.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

BUSINESS RATES

The unit currently has a Rateable Value of £52,000.

LEGAL COSTS

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

VAT

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

EPC

The property has an EPC rating C.

SERVICE CHARGE

A service charge will be payable towards the maintenance of the external areas of the Estate.

SERVICES

We understand mains electricity, gas, water and drainage are all connected to the property.

CONTACTS

For further information please contact:

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