



Units 3 & 4 Merlin Court, Sunderland Road,
Northfields Industrial Estate, Market Deeping, Peterborough
PE6 8FZ

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Sunderland Road, Northfields Industrial Estate, Market Deeping, Peterborough PE6 8FZ



Agreement

To Let



Detail

Warehouse / Light
Industrial



Rent

Unit 3 - £9,000 pa
Unit 4 - £9,000 pa



Size

Unit 3 - 753 sq ft
Unit 4 - 753 sq ft



Location

Market Deeping PE6 8FZ



Property ID

801.113916

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

Merlin Court is a purpose built development of 8 units situated within 2 blocks on a self-contained fully fenced and gated site. The units are of steel frame construction with insulated metal sheet clad elevations under pitched insulated metal sheet roofs with integrated rooflights. The units measure 5m to eaves and each has a small office, disabled compliant WC, three phase power, LED lighting, full height electrically operated loading door and broadband connection. Each unit has 2 allocated parking spaces as well as additional visitor spaces on site.

Accommodation

Having measured the properties in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following Gross Internal floor areas:

Area	m ²	ft ²
Unit 3	70	753
Unit 4	70	753

Energy Performance Certificate

Unit 3 – Rating C (59)

Unit 4 – Rating C (57)

Copies of the certificates are available on request.

Services

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

We understand that the units have consent for light industrial and storage uses falling within Class E(g) (iii) 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. **PLEASE NOTE – no vehicle related uses will be permitted.**

Rates

Charging Authority: South Kesteven District Council
Description: Workshop and Premises
Rateable value: Unit 3 – £7,700
 Unit 4 – £7,700
UBR: 0.432

Because the RV's fall below £12,000, **each unit benefits from 100% Small Business rates relief** for qualifying occupiers, being an occupier for which this is its only unit. For non-qualifying occupiers, multiplying the rateable value figure by 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 units are available **To Let** by way of new Full Repairing and Insuring leases, for terms to be agreed.

Rent

Unit 3 – **£9,000** per annum exclusive

Unit 4 – **£9,000** per annum exclusive

Estate Charge

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

VAT

VAT will be charged 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.

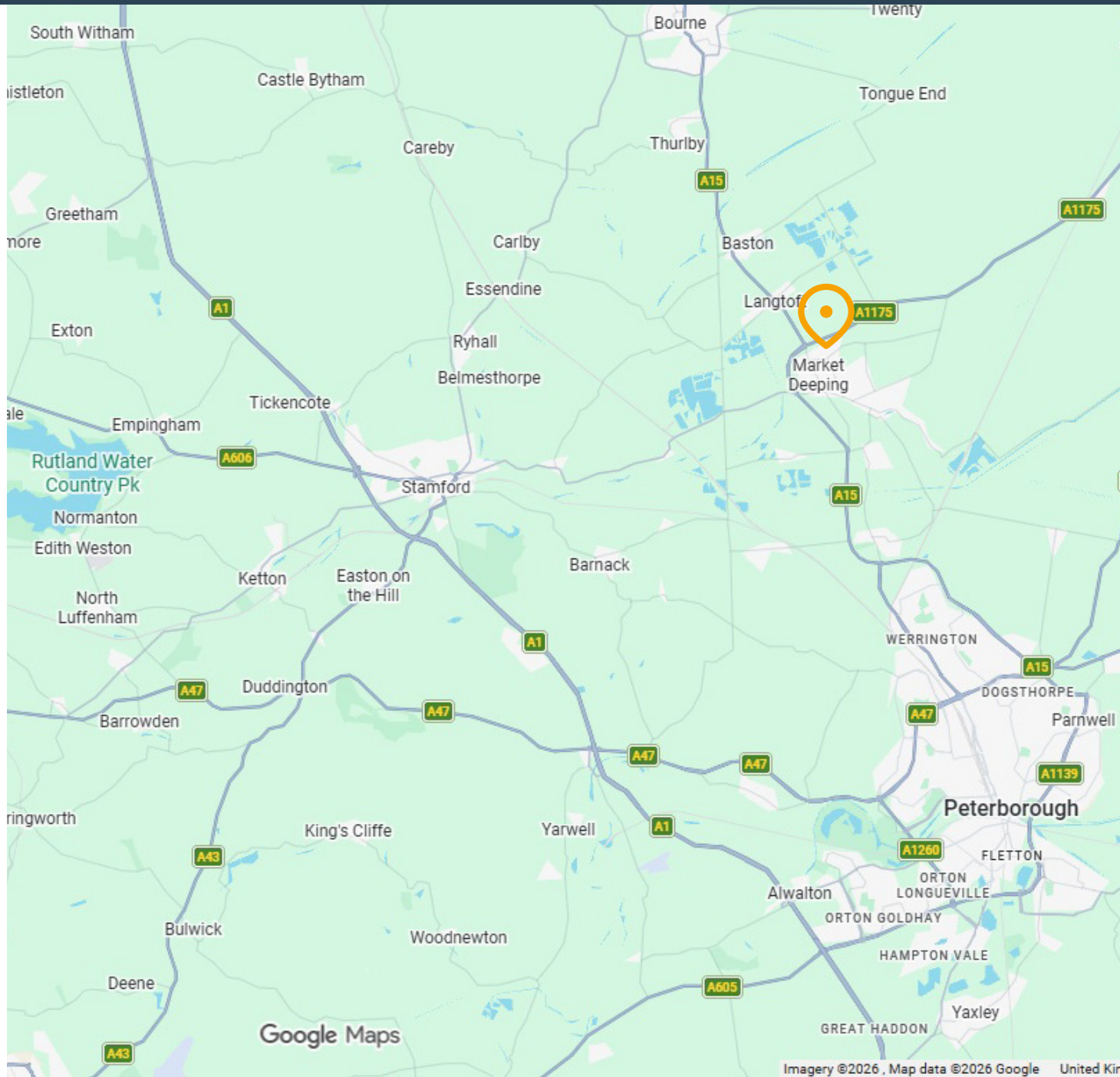
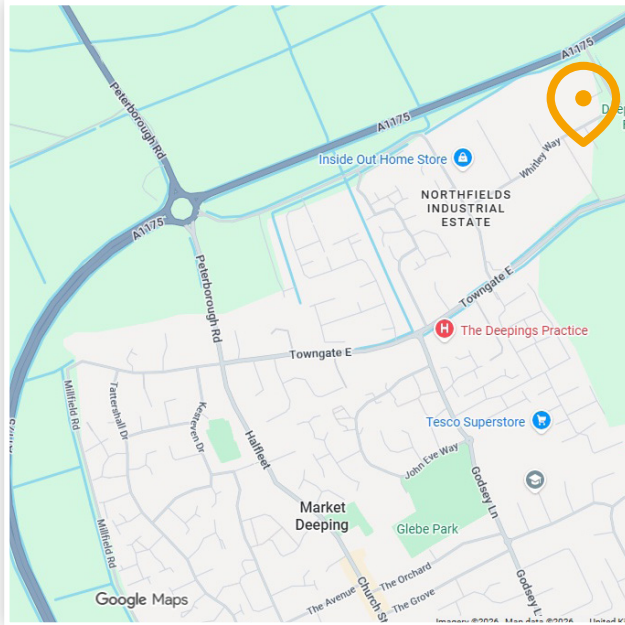
Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, prospective tenants will need to provide ID documentation and pass AML checks prior to instruction of solicitors.

Location

The units are situated within Merlin Court, off Sunderland Road, within the established Northfields Industrial Estate to the north side of Market Deeping.

Market Deeping is a strong market town located approximately 9 miles to the north of Peterborough, 9 miles to the east of Stamford and 8 miles to the south of Bourne. There is easy access to the regional and national road system via the A15 and A1175.







PHOTOS SHOW INTERIOR OF UNIT 3