

# UNIT 2

87 Fengate, Peterborough, PE1 5BA



## Key Highlights

- 1,009 sq ft
- Electric roller shutter door
- Potential for 2 ramps internally
- Qualifying business qualify for 100% business rates relief
- 3.5m eaves
- 4 car parking spaces
- Suitable for a range of uses - subject to planning
- EPC - TBC

## Description

Unit 2 is of brick construction with concrete flooring, fluorescent lighting, single 3 phase electricity supply all three units, roller shutter doors. The first floor include WC facilities, kitchenettes and storage space.

Externally the units have shared parking and access.

## Location

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.

The property is situated in Fengate in Eastern Industry, an established industrial area to the east of Peterborough City Centre.

It is approximately 1.5 miles east of the City Centre and approximately 1 miles west of the Frank Perkins Parkway which forms part of Peterborough's dual carriageway system, which in turn links the A1(M) to the south.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,009	93.74	Available
<b>Total</b>	<b>1,009</b>	<b>93.74</b>	

## Viewings

Strictly by appointment with the sole agents.

## Terms

The property is available to let on terms to be agreed. £12,000 per annum.

## Business Rates

Rates payable: £3,043.90 per annum  
(based upon Rateable Value: £6,100)

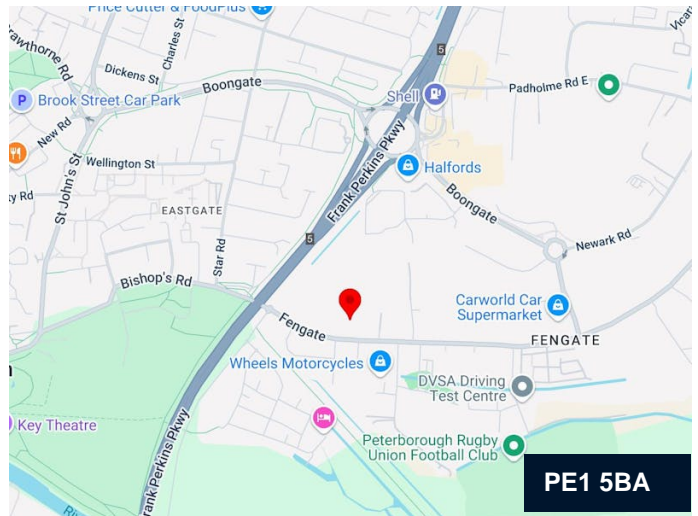
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