

WAREHOUSE

TO LET



2 Sabre Way, Edgerley Drain Road,
Peterborough PE1 5EJ



2 SABRE WAY

PETERBOROUGH, PE1 5EJ



Agreement

To Let



Detail

Warehouse



Rent

£23,000 pax



Size

411.2 sq m (4,426 sq ft)



Location

Peterborough PE1 5EJ



Property ID

801.

For Viewing & All Other Enquiries Please Contact:



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Property

An end-of-terrace, two-storey light industrial/storage unit of steel frame construction, with insulated metal profile sheet-clad elevations beneath a pitched roof.

The unit benefits from a full-coverage mezzanine floor, an electric roller shutter door, and a separate pedestrian entrance. At ground floor level, there is a kitchen/staff area and two WCs. Access to the upper floor is provided via two staircases. The first floor is arranged as open-plan accommodation and includes a WC.

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		
Width	10.7 m	
Depth	19.9m	
Ground floor	213.6 Sq m	2,299 Sq ft
Mezzanine	197.6 Sq m	2,127 sq ft
Total	411.2 Sq m	4,426 Sq ft

Energy Performance Certificate

EPC Rating: C (52)

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 property has consent for 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.

Rates

Charging Authority: Peterborough City Council
Description: Warehouse. and Premises
Rateable Value: £17,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with 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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£23,000 per annum exclusive

Service Charge

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

VAT

VAT will be payable on the rent.

Legal Costs

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

Location

The property is located on Sabre Way, in itself off Edgerley Drain Road, within the Eastern Industrial Area of Peterborough.

Eastern Industry is perhaps the most established industrial, trade counter and storage & distribution location within Peterborough, located approximately 2 miles to the east of the city centre.

There is easy access to the A1139 Frank Perkins Parkway either via the Boongate or Eye junctions, and thereafter to the A1(M), A47, A15, A16 and A605.





