

INDUSTRIAL TO LET

Unit 7-8 Viking Trade Park

Peterborough, PE1 5GE



Key Highlights

- Detached unit
- Offices to ground and first floors
- 6.3m eaves height
- 3 phase power & LED lighting
- Yard to front of property
- Two roller shutter doors (4.5m)
- EPC: TBC
- 6748 Sq Ft (627 sq m)

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

The property is a detached industrial/warehouse unit of steel portal frame construction with pitched roof and cladding to eaves. It has a concrete floor, 3 phase power, LED lighting and 6.3m eaves. The two roller shutter doors are 4.5m high. Offices are located at ground and first floor level. There is a large yard/parking area to the front of the property.

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - Warehouse	6,236	579
Unit - First floor	512	48
TOTAL	6,748	627

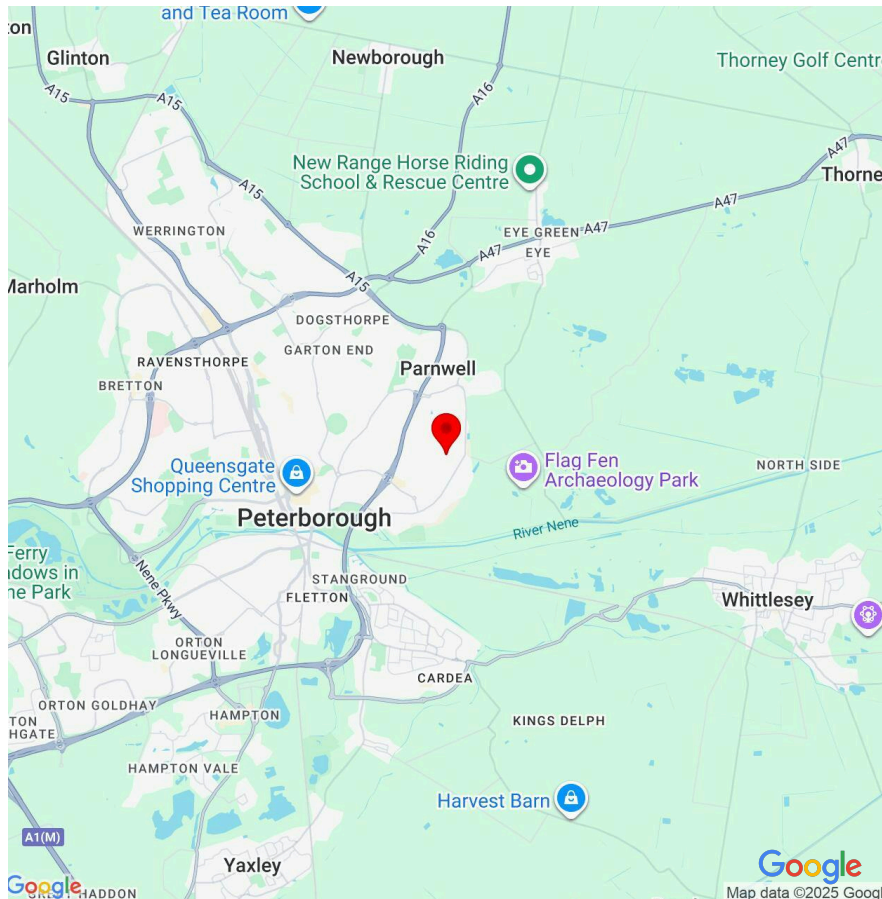
LOCATION

Viking Trade Park is located on Newark Road which is within the established Eastern Industrial Area of Peterborough. It is approximately 1.5 miles from Peterborough city centre and is located 0.5 miles from the A1139 (Frank Perkins Parkway) which forms part of the dual carriageway Peterborough ring road. The A1139 provides access to J17 of the A1(M), A47, A605 and A15.

Peterborough is a historic 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 Railway Station is on the East Coast Mainline which allows direct access to London King's Cross with a fastest journey time of approximately 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 55 min). Peterborough is also served by the Cross Country operated Birmingham to Peterborough line with services to Leicester (55 min) and Birmingham (1 hr 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports.

It 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 with a current population within the urban area of approximately 205,000.



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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

The property is available to let on terms to be agreed at a quoting rent of £75,000 per annum. A sale may be considered.

VAT

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

BUSINESS RATES

From checks of the VoA website the property has a current Rateable Value of £41,500.

LEGAL COSTS

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

AML

To comply with Anti-Money Laundering Regulations proof of ID and address will be required.

EPC

Awaiting reassessment.

SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

FLOOR PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

James Anderson MSc MRICS

james.g.anderson@savills.com
+44 (0) 7977 034 282
+44 (0) 1733 201388

Edward Gee BSc (Hons) MRICS

egee@savills.com
+44 (0) 7807 999 211
+44 (0) 1733 209 906

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