

**INDUSTRIAL, INDUSTRIAL / STORAGE, INDUSTRIAL / WAREHOUSE
TO LET**

Units 2 & 5 Lion Square, Saville Road

Peterborough, PE3 7PR



Key Highlights

- Terraced industrial unit
- EPC Rating: B
- Secure gated estate
- Vehicle repairs/servicing/MOT not permitted
- Approximate eaves height of 5m
- 4,026 sq ft (374 sq m)
- Saville Road is located approximately 1 mile from the A15 (Bourges Boulevard) and Junction 16 of the A47 which provides excellent access to the A1

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

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DESCRIPTION

The units are of portal frame construction clad in lower level brick and blockwork and higher level metal profile sheet cladding under a pitched mineral roof. It is a terraced unit with an eaves height of approximately 5m, roller shutter door, WC facilities, kitchen and offices. Car parking to the front of the unit and additional spaces available by separate negotiation.

The property is approximately 1.5 miles north-west of the city centre and has good access to the A1139 Peterborough ring road system.

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - 2	2,155	200
Unit - 5	2,742	255
Unit - 8	4,076	379
TOTAL	8,973	834



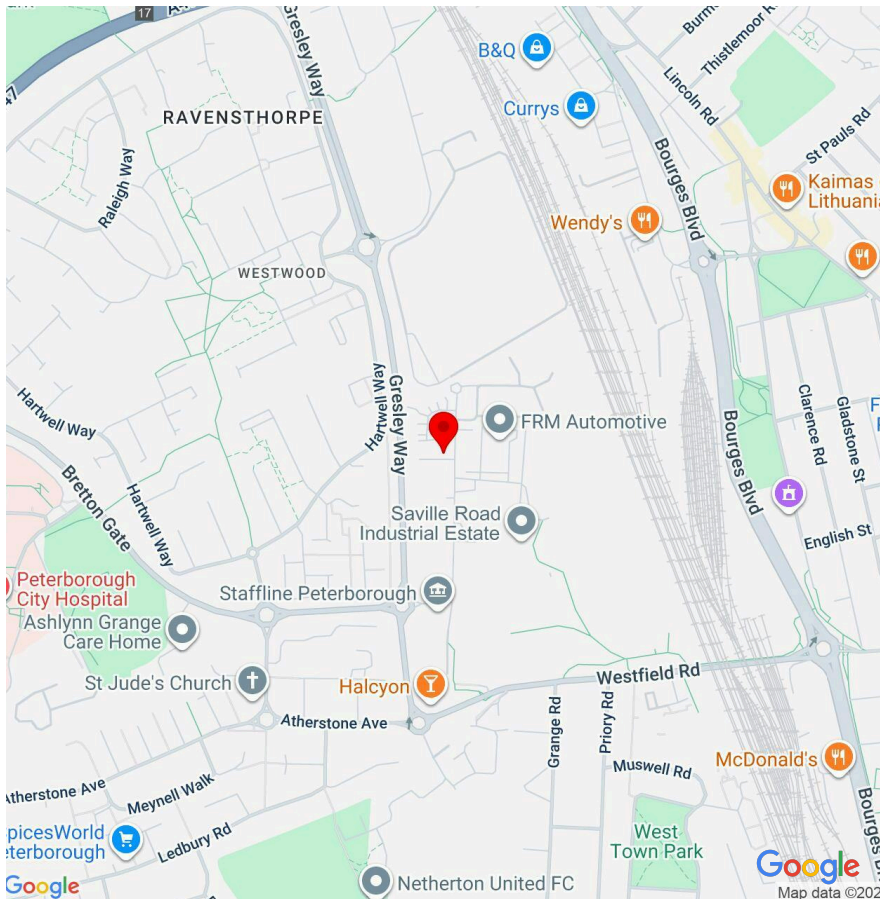
LOCATION

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.

Peterborough is adjacent to the A1(M) with J17 approximately 2.5 miles away. There is also good access to A47, A15 and A605 via the Peterborough dual carriageway road system (Parkways).

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.

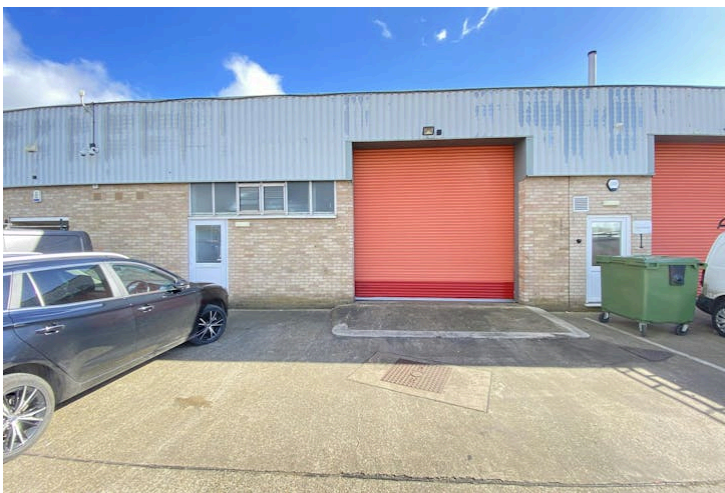
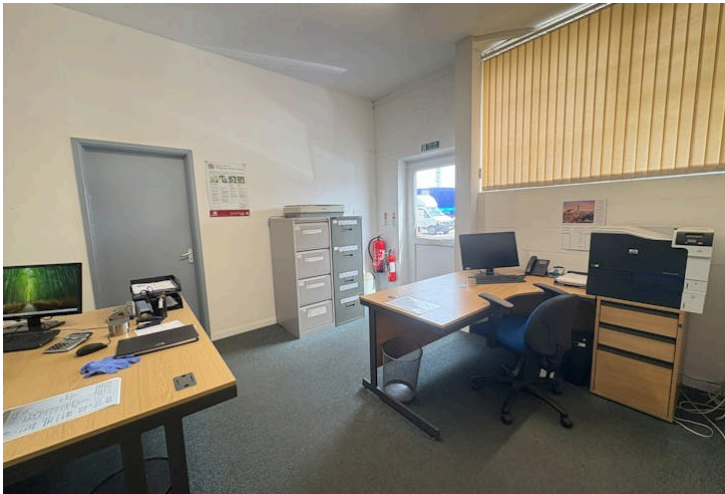
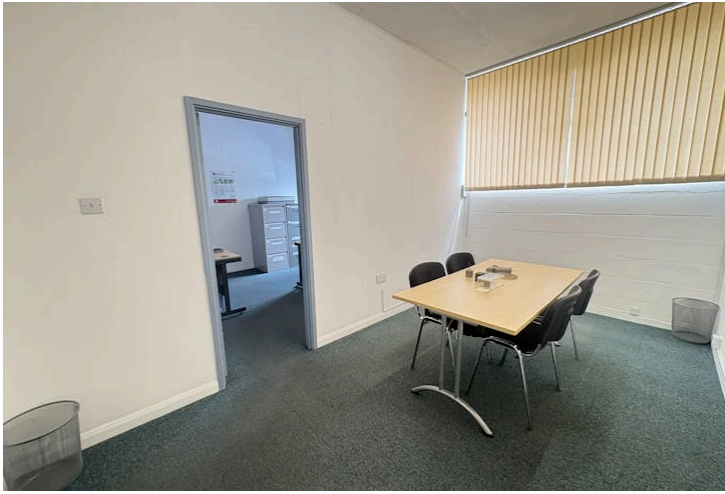


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VIEWINGS

Strictly by appointment with the sole agent.

TERMS

The units are available to let on a new lease on terms to be agreed.

VAT

VAT will be payable on the rent.

BUSINESS RATES

Unit 2 RV is £10,500. Unit 5 RV is £15,000.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

Proof of ID and address are required and confirmation of the source of funding will be required and/or confirmation of corporate structure.

EPC

EPC Rating: B

SERVICE CHARGE

An estate service charge will be payable towards the upkeep of the Estate. Details upon application.

PLANNING

Interested parties are advised to make their own investigations the Local Planning Authority.

CONTACTS

For further information please contact:

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