

TO LET - INDUSTRIAL

BENEDICT SQUARE

Werrington, Peterborough, PE4 6GD



Key Highlights

- 608 sq ft
- Flexible terms
- Established commercial area
- Coming soon
- Terraced industrial unit
- Small business rates relief available to qualifying businesses
- EPC Rating: E

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Location

Peterborough is an historic cathedral city in the east of England. It is the largest city in Cambridgeshire with a population in excess of 195,000. Peterborough has excellent transport connections being on the East Coast mainline line with a fastest train time of approximately 46 minutes to London Kings Cross. J17 of the A1(M) provides access to the city and A47 and A15.

The property is located on Benedict Square, Werrington which is approximately 3 miles north of Peterborough city centre and is just off the A15 (Werrington Parkway) providing access to the A47, A1M and the city centre.

Benedict Square comprises 44 terraced industrial/warehouse units of steel portal frame constructions with profile cladding and pitched roof with parking in front of all the units.

Description

Benedict Square comprises terraced industrial units of steel portal frame construction with brick/profiled cladding to eaves and a mono-pitched roof. Internally the units comprise a workshop with WC. In addition the units have a roller shutter door, 3 phase electricity, CCTV and security alarm.

Accommodation

Name	sq ft	sq m	Rent	Availability
Unit - 10	1,247	115.85	£10,250 /annum	Let
Unit - 29	608	56.49	£6,250 /annum	Coming Soon
Unit - 20	1,247	115.85	£10,250 /annum	Coming Soon

Terms

The units are available on flexible terms on the following basis:-
* 5 year lease, option to break after 3 years - rent review at year 3 and 1 month rent free. VAT is payable on the rent. A service charge is also payable - details upon request.

Viewings

Strictly by appointment the sole agent.

Business Rates

Rates payable: £2,245.50 per annum

(based upon Rateable Value: £4,500)

As the Rateable Value is below the Small Business Rates threshold, the property is eligible for up to 100% business rates

Contact

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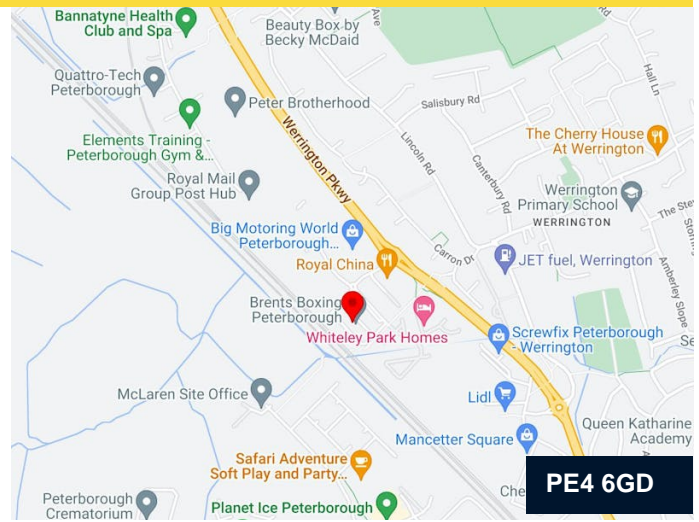
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