

Superbly Located Hybrid Business Unit Available To Let on Thriving Business Park

Unit 7 Manorgrove Centre | Vicarage Farm Road | Peterborough | PE1 5UH



Internal Eaves Height of 5.8m, High Impact Concrete Floors, Warehouse Extending to 70sqm, 755sqft, Offices and Ancillary, Total Accommodation of 215sqm, 2,322sqft

Available to Let Leasehold Immediately
£14,000 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

Fengate is the eastern industrial area of Peterborough, located approximately half a mile to the east of the city centre. Other notable occupiers on the estate include British Car Auctions, Magnet, Screwfix, Howdens, Perkins Engines, Tool Station as well as industrial occupiers.

The property is located within the Manorgrove Business Centre, which is a business estate prominently located on the corner of Vicarage Farm Road.

The property benefits from excellent security with an automated remote access gate providing convenient out of hours access.

Description...

Unit 7

A roller shutter door leads to:

Main Warehouse.....12.1m x 5.8m (39.8' x 19')

Featuring a high impact concrete floor, roller shutter door, (Internal eaves height approximately 5.8m) A separate pedestrian (roller shuttered) doorway leads through to the Customer Reception Area.

Front Office.....4.1 x 3.4 (13.5' x 11.2')

Having 2 fluorescent lights, electric storage heater.

WC

Low level WC, wall mounted hand basin.

Rear Storage.....6m x 5.9m (19.8' x 19.4')max

Ancillary Area with electric immersion and hand wash basin.

Understairs Store Cupboard with shelving.

Rear Store Room.....3.0m x 2.9m (9.10' x 9.6')

1st Floor

Front Office.....5.8m x 4.8m (19.0' x 15.9')

Having fluorescent lights, storage heater.

Middle Office.....3.6 x 3.1 (11.10' x 10.2')

Having LED lighting, network sockets.

Back Office.....3.7m x 2.9 (12.2' x 9.6')

With connecting door to middle office, LED lighting.

Kitchen

With sink, storage and hot water heater.

Business Rates...

The Unit has a Rateable Value of £16,750 (Local Authority Reference 103681310040).

Tenure...

The unit is available on new Full Repairing and Insuring Lease for a minimum term of 3 years with the rent payable quarterly or monthly in advance.

A contribution towards the landlord's reasonable legal fees capped at £750 plus VAT will be required with regards to the cost of the preparation of the lease and a deposit will be held by the landlord of the equivalent of a quarter of a year's rent paid upfront.

Outgoings...

The tenant will be responsible for all utilities, service charge, insurance rent and Business Rates.

An estate service charge is payable which covers the maintenance of the communal areas and facilities.

Viewings...

Strictly by appointment through the agent:

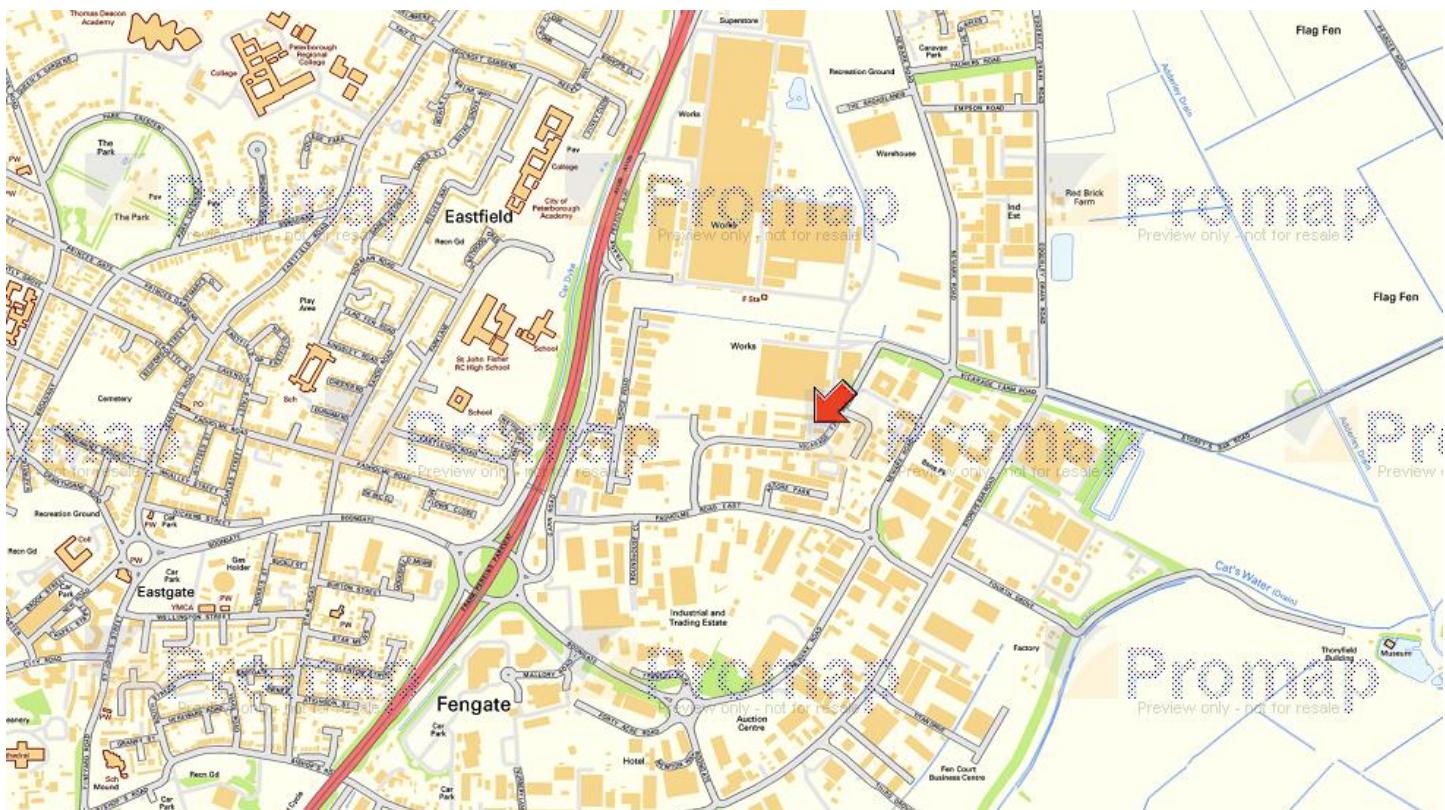
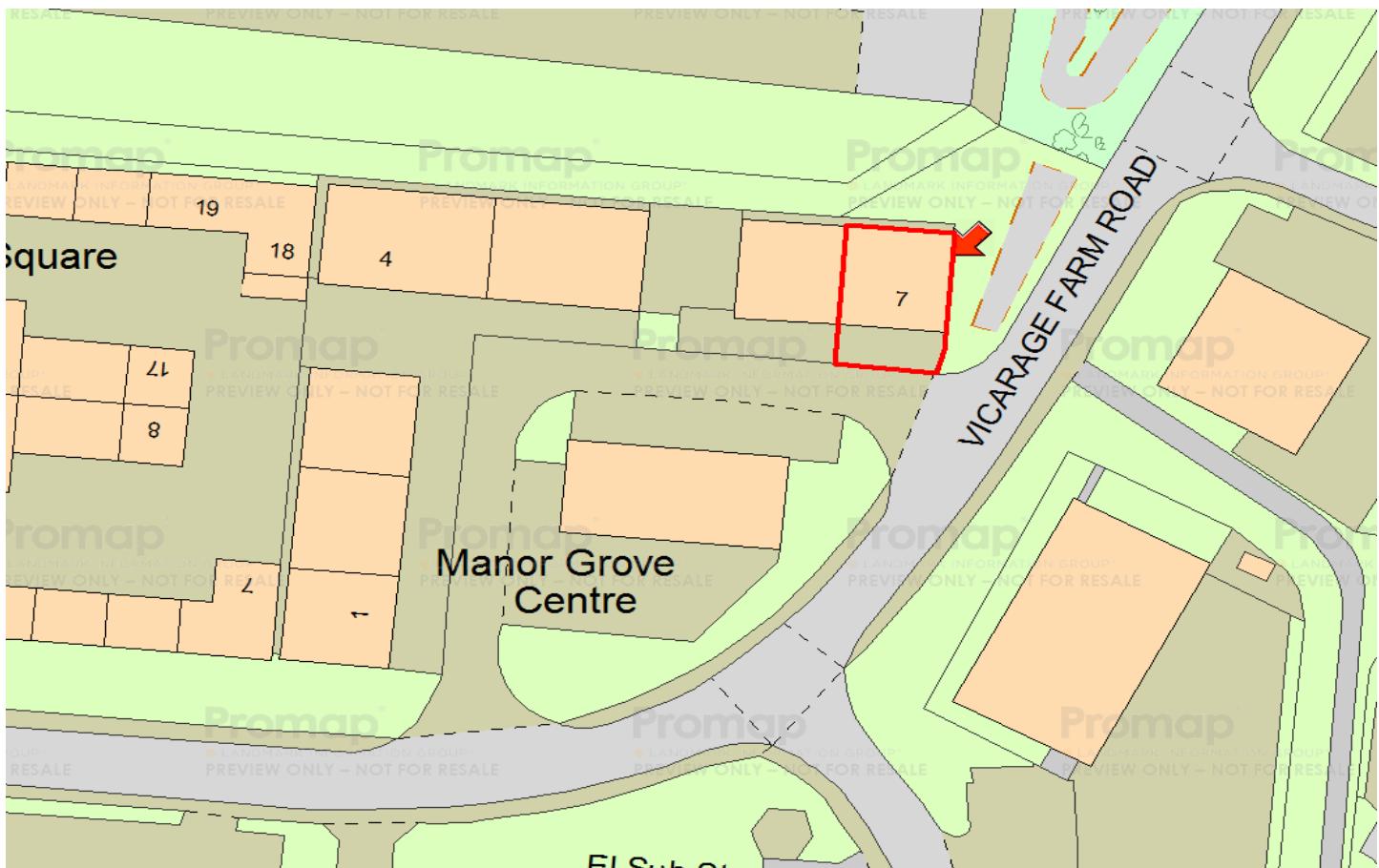
Poyntons Consultancy

24, 26, 28, South Street,

Boston, Lincolnshire PE21 6HT

Tel 01205 361694

sales@poyntons.com | poyntons.com



Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.