

# Superbly Located Hybrid Business Unit with Secure Compound Available To Let on Thriving Business Park

Unit 4 Manorgrove Centre | Vicarage Farm Road | Peterborough | PE1 5UH



Useful Building with an Internal Eaves Height of 5.8m and High Impact Concrete Floors, Warehouse Extending to 145sqm, 1,550sqft, Offices and Ancillary, Accommodation Total 250sqm, 2,695sqft

Available to Let Leasehold Immediately  
£18,000 per annum Subject to Contract

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto: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 CCTV coverage and an automated remote access gate providing convenient 24-hour access.

## Description...

### Unit 4

A roller shutter door leads to:

Main Warehouse.....12.1m x 11.9m  
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.....6.1m x 3.1m  
Having a suspended ceiling with LED lights.

Ladies and Gents WCs

Low level WC, wall mounted hand basin.

Rear Studio.....4.4m x 3.8m

Ancillary Area with electric immersion and hand wash basin  
Understairs Store Cupboard.

Ancillary Storeroom.....3.0m x 2.0m

1st Floor

Front Office.....5.8m x 4.8m  
Having LED lights, network sockets.

Middle Office.....3.6m x 3.1m  
Having LED lighting, network sockets.

Back Office.....3.7m x 2.9m  
With connecting door to middle office, LED lighting, network sockets.

## Outside...

The unit has its own secure loading compound to the roller shutter door measuring 10m x 13.5m, with 2m high double leaf security gate.

## Business Rates...

The Unit has a Rateable Value of £15,750 (Local Authority Reference 103676900070).

## 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

**poyntons consultancy**

PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)



