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Unit 23 Westwood 7 Industrial Estate Saville Road, Peterborough, PE3 7PR.

TO LET : Rent - £5,960 Per Annum + Service Charge + Insurance rent

- Lock-Up Workshop Unit to Let. 945 sq.ft.
- Suitable for a Variety of Uses (Subject to Planning Consent)
- Secure Gated Industrial Estate with CCTV in Operation
- Available 1st May 2023

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LOCATION

The property is situated within Westwood 7 Industrial Estate off Saville Road, Peterborough.

DESCRIPTION

Secure lock up workshop unit with additional benefit of mezzanine floor and car parking to front of building.

ACCOMODATION

WORKSHOP UNIT 23: 8.03m x 7.93m

WC/LOBBY AREA: 1.19m x 3.93m

MEZZANINE FLOOR: 2.45m x 7.93m

Total area: **945 sq.ft. (87.7m²)**

Of steel portal frame construction with brick and block walls with clad roof over. The building has a mono-pitch roof and is taller to the rear elevation. There is a personnel and double sliding door to the front elevation and a fire door to the rear.

OUTSIDE: There is parking immediately in front of the unit and an area for storage to the rear of the unit, access is via a security gate.

The whole of the estate is enclosed by a steel palisade security fence, which has an automated security entrance gate which is closed outside of working hours. Each tenant has a security fob to operate the gate.

LEASE TERMS

1. TERM/RENT: Minimum 3 year term. £5,960 per annum payable quarterly in advance

2. MAINTENANCE: The tenant will be responsible for the maintenance of the Unit.

3. BUSINESS RATES: The tenant will be responsible for the payment of Business Rates.
Rateable Value: £4,800 (2017 List)
Interested parties are advised to contact Peterborough City Council as to whether small business rate relief is applicable and the precise amount of rates payable.

4. OUTGOINGS: The tenant will be responsible for normal outgoings.

5. BUILDING INSURANCE: The tenant will be required to pay building insurance for the property, in the region of £75 per annum.

6. SERVICE CHARGE: A service charge will be levied on a monthly basis in respect of the maintenance of common parts, in the region of £110 per annum.

7. LEGAL COSTS: Each party will be responsible for their own legal costs.

8. DEPOSIT: A deposit equating to a quarters rent will be payable at the commencement of the Lease.

SERVICES

Mains water, drainage and electricity are connected. We understand that only a single phase electricity supply is connected to Unit 23. There is no heating in the Unit.

LOCAL AUTHORITIES

District & Planning: Peterborough City Council, Town Hall, Bridge Street, Peterborough PE1 1HF : 01733 747474

Water & Sewerage: Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA : 08457 919155

County & Highways: Cambridgeshire County Council, Shire Hall, Castle Hill, Cambridge CB3 0AP : 01223 699101

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

Ref: S11144 (Jan 23)

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

CONTACT / VIEWING

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