

**INDUSTRIAL TO LET**

# St Davids Square

Peterborough, PE1 5QA



## Key Highlights

- Trade counter/warehouse premises
- EPC Rating: TBA
- 1 mile to Peterborough city centre
- Prominent trade counter location in Fengate
- 3 phase electricity
- Recently refurbished
- Suitable for a range of uses subject to planning

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

**01733 344414**

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## DESCRIPTION

St David's Square Trade Park comprises 29 trade/warehouse units and is popular with trade operators. The units generally have three phase electricity, roller shutter doors / separate personnel entrance and integral office with good levels of parking.

## ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - 1 & 2	7,760	721
Unit - 3	3,027	281
Unit - 20	1,129	105
Unit - 23	2,325	216
Unit - 24	2,297	213
<b>TOTAL</b>	<b>16,538</b>	<b>1,536</b>

## LOCATION

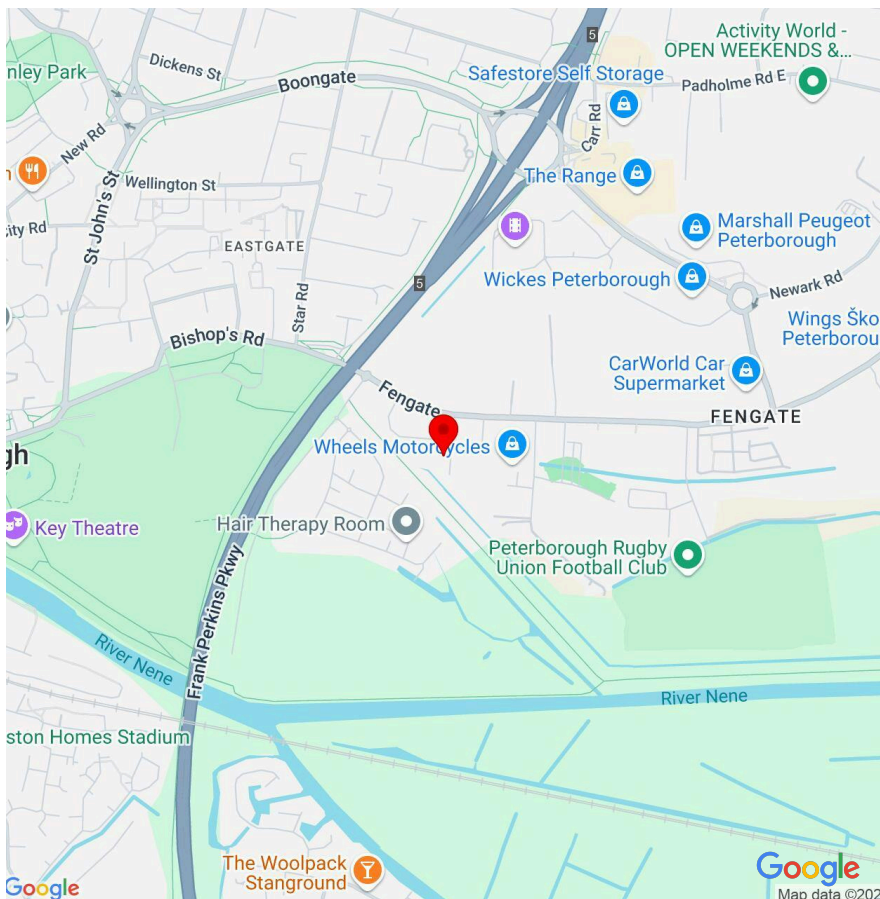
Peterborough is a historic cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

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 with a current population within the urban area of approximately 205,000.

Occupiers include Screwfix Direct and

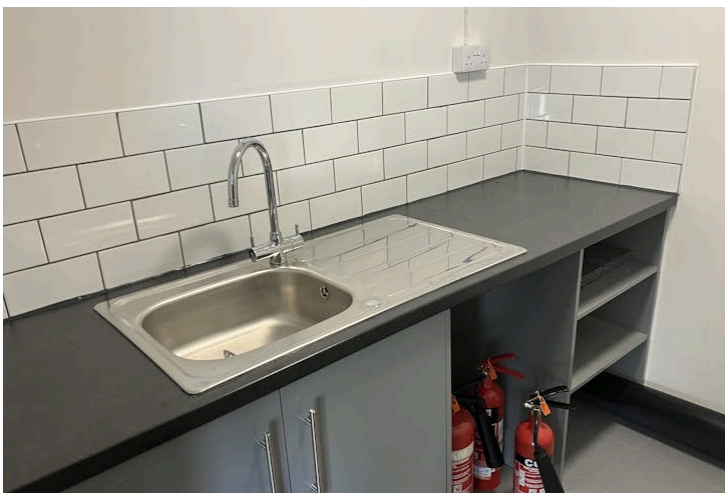
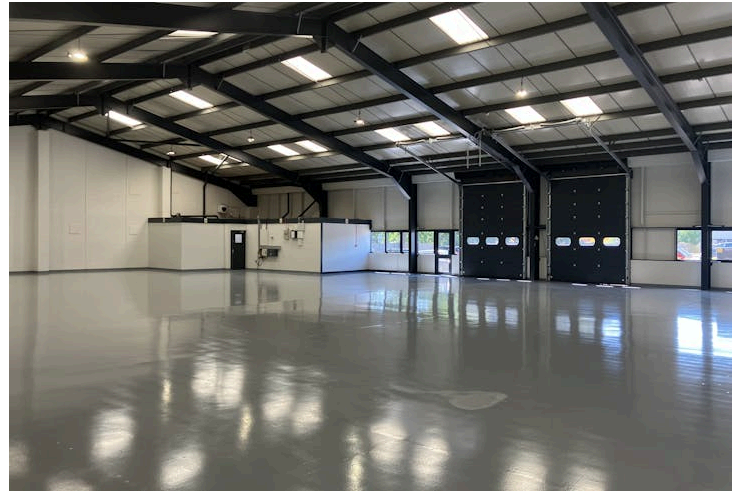


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### **VIEWINGS**

Strictly by appointment with the agents.

### **TERMS**

The units available to let on terms to be agreed.

### **VAT**

VAT will be charged in addition to the rent at the prevailing rate.

### **BUSINESS RATES**

Available upon request.

### **SERVICE CHARGE**

A service charge will be payable towards the upkeep of the common areas.

### **ANTI-MONEY LAUNDERING**

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

### **EPC**

Units 1, 2, 3 - B Rating Unit 12 - C Rating

### **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in the transaction.

### **PLANS**

Floor plans available upon request.

### **CONTACTS**

For further information please contact:

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