



11,740 sq ft (1,090.67 sq m)

Site Area: 2.23 Acres (0.90 Hectares)

Property Highlights

- Substantial Industrial Warehouse and Site
- Approx. 2.23 acres (0.90 hectares)
- Low site density
- Prominent location
- Freehold
- Potential for expansion or redevelopment (STP)

For more information, please contact:

Dominic Towler
Surveyor
+44 (0)738 725 9958
dominic.towler@cushwake.com

No.1 Colmore Square
Birmingham B4 6AJ
T: +44 (0)121 697 7333

Location

The property is located on Saville Road, just off Gresley Way which is the main arterial road running through the established employment area.

The property is situated less than 1km from the A47, just under 12km from its junction with the A1. The A1 being the main route connecting Peterborough and offers excellent links to the north and south, together with the surrounding area.

Description

The property is for sale as whole and comprises two linked buildings and one standalone on a secure, fully fenced site.

The Testing Hall briefly comprises a unit of steel portal frame construction with a flat roof and part brick walls surmounted by single glazed metal frame glazing. Internally the property benefits from:

- 4 x manual loading doors
- High level halogen lighting
- Concrete floor with inspection pits

The office briefly comprises a single storey brick building with a flat roof and linked to the Testing Hall. Internally the office benefits from:

- Suspended Ceilings
- Mixture of lighting
- Gas fired heating (wall mounted radiators)
- W/C facilities
- Perimeter trunking
- Mixture of open plan and cellular office space

The Warehouse (VMU) is the most modern building on site and is of steel portal frame construction, with metal profile clad elevations and roof which incorporates Perspex roof lights. Internally the building benefits from:

- 3 x Electric roller shutter doors
- Basic entrance reception
- High level LED lighting

Accommodation

Description	Sq M	Sq Ft
Testing Hall	569.56	6,131
Office	396.05	4,263
Warehouse (VMU)	125.06	1,346
TOTAL	1,090.67	11,740

Business Rates

Rateable value (2017): £58,500

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

Tenure

The property is available freehold and will be sold with vacant possession

Price

Offers in excess of £1.5 million

The property will be sold via a process of best and final bids with a date to be confirmed.

Offers will not be considered ahead of best and final bids.

The site is being sold with an overage clause as follows:

Overage will be 50% of any uplift in value for 21 years for change of use other than industrial/existing use.

EPC

D(96)

C(70)

Services

We understand that all mains' services including drainage, water, gas and electric are provided to the property

Sub-Station

There is an expired lease between The Secretary of State for the Environment to Eastern Electricity plc from 11th October 1991 for a term of 20 years.

All purchasers should make their own enquiries in relation to this.

Planning

All parties are advised to contact the local planning authority in relation to planning enquiries.

Viewings

Strictly by appointment with the sole agent, Cushman & Wakefield:

Dominic Towler
+44 (0) 7387 259 958
dominic.towler@cushwake.com



**CUSHMAN &
WAKEFIELD**

FOR SALE

INDUSTRIAL WAREHOUSE & SITE

Saville Road, Westwood, Peterborough, PE3 7PL



(Plan for illustration only)

This register describes the land and estate comprised in the title.
CITY OF PETERBOROUGH

1 (14.06.2002) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Vehicle Test Station (goods vehicles), Department of Transport, Saville Road, Peterborough (PE3 7PL).

2 (06.03.2020) The registered proprietor claims that the land has the benefit of a right of way with or without vehicles over the land tinted brown on the title plan. The right claimed is not included in this registration. The claim is supported by a Statutory Declaration dated 20 February 2020 made by David Unsworth.



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Particulars prepared May 2021

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