

INDUSTRIAL UNIT



TO LET

350 PADHOLME ROAD EAST, FENGATE, PETERBOROUGH PE1 5XL
Approximately 376.06 Sq M (4,048 Sq Ft) – Gross Internal Area

- Semi-detached industrial unit
- Located within a shared secure compound with access to Padholme Road East
- Approximately 1.5 miles from Peterborough City Centre
- Nearby occupiers include A Class Engineering, Activity World, JTF Wholesale and Rexel
- EPC Rating 'D'

savills.co.uk
01733 344414

Stuart House
City Road
Peterborough
PE1 1QF



350 PADHOLME ROAD EAST, FENGATE, PETERBOROUGH PE1 5XL

LOCATION

Peterborough is a 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 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.

The property is located on Padholme Road East within Eastern Industry, an established industrial area to the east of Peterborough City Centre. The unit is approximately 1.5 miles east of the City Centre. The Frank Perkins Parkway is approximately 1 mile west which forms part of Peterborough's dual carriageway system, which in turn links the A1(M) to the south.

DESCRIPTION

The property is a semi-detached industrial unit of steel portal frame construction with profiled metal clad to eaves and a pitched roof. Internally, the property comprises a warehouse with office accommodation and kitchen / W.C facilities. The warehouse includes concrete floor, sodium lighting, large overhead bridge crane system and a roller shutter door (4.01m Width X 4.2m Height).

Externally, the property is situated within a shared secure compound with a right of way leading to Padholme Road East.

ACCOMMODATION

The property has the following approximate Gross Internal Floor Area:-

Description	Sq M	Sq Ft
350 Padholme Road East	376.06	4,048

*The warehouse has a minimum eaves height of 6m.

UTILITIES

The tenant will be charged a fair proportion of the property's utilities cost.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:-

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own, behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Figures quoted in these particulars may be subject to VAT in addition. **Compiled : April 2019**

EPC

Energy Performance rating 'D'.

BUSINESS RATES

The property requires reassessment.

TENURE

The property is available for to let on a new lease on terms to be agreed.

VAT is payable on top of the rent.

VIEWING

Strictly by appointment with the sole agents, Savills:-

Sam Major

sam.major@savills.com

01733 201391

William Rose

wrose@savills.com

01733 201391

