

WAREHOUSE/INDUSTRIAL



TO LET

UNIT 10, BROADWAY BUSINESS PARK, YAXLEY, PETERBOROUGH PE7 3EN

GIA 75.59 SQ M (813 SQ FT)

- Warehouse/industrial unit
- Suitable for a range of uses – Subject to planning
- Neighbouring occupiers include Intercounty Truck & Van and Inbox Storage Solutions
- EPC - TBC

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Stuart House
City Road
Peterborough
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LOCATION

Broadway Business Park is located approximately 3 miles from J16 of the A1(M) at Norman Cross with access to the dual carriageway parkway road system around Peterborough approx. 2 miles to the north.

Nearby occupiers include Intercounty Truck & Van, Inbox Storage Solutions and Screwfix.

DESCRIPTION

The property comprises a warehouse of steel portal frame construction with cladding to the eaves and a pitched clad roof. There is a roller shutter door with some mezzanine storage at first floor level.

Externally the unit is located within a secure site with monitored access.

ACCOMMODATION

The approximate gross internal floor area is as follows:-

Description	Sq M	Sq Ft
Unit 10	75.59	813

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

BUSINESS RATES

According to the Valuation Office Agency web site the property has a current rateable value of £3,000.

We believe the property may be eligible for small business rates relief (up to 100% relief) for qualifying businesses. Interested parties should make their own enquiries to Peterborough City Council.

TERMS

The unit is available on a new lease on terms to be agreed.

Guide rent upon application.

LEGAL COSTS

Each party to bear their own costs in the transaction.

VIEWING

Strictly by appointment with the sole agents:

Edward Gee

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