



TO LET

Werrington Centre, Werrington, Peterborough, PE4 6NA

70.79 – 263 Sq M (762 – 2,830 Sq Ft)

- Retail units on Skaters Way and Staniland Way
- Located within the Werrington Shopping Centre
- Suitable for a Range of Uses (STP)
- EPC ('tbc')

LOCATION

Werrington Centre is located approximately 4 miles north of Peterborough city centre in Werrington in a prominent location in the Werrington Shopping Centre.

The Werrington Centre comprises a Tesco supermarket along with ancillary health, leisure and educational facilities and a number of office buildings.

There is a regular bus service to the Werrington Centre.

ACCOMMODATION

The units provide the following approximate ground floor areas on a GIA basis:-

	Sq M	Sq Ft
Skaters Way		
Unit 7B	95	1,022
Unit 10*	70.79	762 – former Domino Pizza
Unit 11*	81.84	881 – former N&P B/Society

**Units 10 & 11 can be combined.

Staniland Way

Unit 5	76.55	824 – next to Connells
Units 9-10	263.00	2,830

SPECIFICATION

The units are in a shell specification and will be handed over as seen, with a concrete floor, block work walls and capped services ready for a tenant's fit out.

BUSINESS RATES

The units are shown on the Valuation Office Agency website as having the following assessment:-

Unit	2017	Estimated Rates
	Rateable Value	Payable 2018/19
7B Skaters Way	TBC	TBC
5 Staniland Way	£12,000	£5,760
9-10 Staniland Way	£38,750	£18,600

For more information please visit the Valuation Office Agency Website.

ENERGY PERFORMANCE CERTIFICATE

To be Confirmed.

TERMS

The units are offered by way of a new full repairing and insuring leases.

Unit	Rent (pax)
7B Skaters Way	£15,000 – under offer
10 Skaters Way	£11,500 – let
11 Skaters Way	£13,500 – let
5 Staniland Way	£12,500
9-10 Staniland Way	£42,450

VAT is payable on the rent.

SERVICE CHARGE

The properties are subject to estate service charges.

LEGAL COSTS

Each party to bear their own legal costs in respect of the transaction.

VIEWING

Strictly by appointment only with the sole agents.

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Figures quoted in these particulars may be subject to VAT in addition.

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