



TO LET

36-37 ASTON BUSINESS PARK, SHREWSBURY AVENUE, PETERBOROUGH PE2 7BF

Total area: 67.2 Sq M (723 Sq Ft) approx – can be divided in two (33.53 sq m (361 sq ft) each unit)

- Two adjoining self-contained office units
- Available from November 2019
- Available individually or combined
- EPC Rating: D
- 2 parking spaces per unit (4 if both units taken)
- Air conditioning

LOCATION

Peterborough is an historic cathedral city and unitary authority area in the east of England. It is the largest city in Cambridgeshire with a population of in excess of 190,000 and is currently one of the fastest growing cities in terms of population in the UK with a predicted population of 250,000 by 2022.

The property is situated in the established commercial of Woodston, close to the Nene Parkway, 1.5 miles to the south-west of Peterborough City Centre and 3 miles from the A1. Nearby occupiers include Woodham & Sturnham, Opals Group and Ray & Paul Interiors.

Facilities nearby include the Orton Hall Hotel, Nene Country Park and local shops.

DESCRIPTION

The property comprises two adjoining single storey purpose built office units with air-conditioning, kitchen and WC facilities.

Externally there an external canopy to the front of the unit and 2 parking spaces per unit (total of 4).

ACCOMMODATION

Aston Business Park	Size (Sq M)	Size (Sq Ft)
Both units 36-37 Aston Business Park	67.16	723
36 OR 37 Aston Business Park	33.53	361

BUSINESS RATES

The two units have a current rateable value of £7,700. Currently under the Small Business Rates Relief scheme business rates will not be payable.

TERMS

The units are available on a new lease on terms to be agreed and will be available for occupation November 2019. Rent upon application.

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: July 2019**

VAT

VAT is payable on the rent.

LEGAL COSTS

Each party to bear their own costs in the transaction.

VIEWING

Strictly by appointment with the sole agents.

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