

BUSINESS / INDUSTRIAL



FOR SALE (MAY LET)

**64 WERRINGTON BUSINESS CENTRE, PAPYRUS ROAD,
PETERBOROUGH PE4 5BH**

373.1 Sq M (4,016 Sq Ft)

- Terraced business unit in popular location
- Just off the A15 in Werrington providing access to the A47
- Nearby occupiers include BMW, AUDI, Bannatyne Health Club and the Royal Mail
- EPC Rating: 'D'

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LOCATION

Peterborough is an historic cathedral city in the east of England. It is the largest city in Cambridgeshire with a population in excess of 190,000 and is currently the fourth fastest growing city in terms of population in the UK.

The property is located on Papyrus Road just off the A15 and approximately 2 miles from the A47 (Peterborough Parkway) providing access to the A1 and the city centre.

The property is situated within an established industrial area with nearby occupiers such as BMW, Audi, Bannatynes and the Royal Mail.

DESCRIPTION

The property comprises an industrial / business unit of steel portal frame construction with brick clad elevations under a pitched roof. Internally the unit includes a full span mezzanine floor. The ground floor is currently fitted as offices along with kitchen and WC facilities. Although it could be used as a showroom, trade counter, storage or assembly space. The first floor mezzanine provides full height store/assembly space.

Externally the property has an electric roller shutter and includes dedicated parking spaces in front.

ACCOMMODATION

The property has the following approximate gross internal floor areas:-

Description	Sq.M	Sq.Ft
Ground Floor & Mezzanine	373.1	4,016

BUSINESS RATES

The property is shown on the Valuation Office Agency web site as having the following assessment:-

Property	Rateable Value 2019/2020	Estimated Rates Payable
64 Papyrus Road	£20,250	£9,443

TERMS

The property is available for sale on a freehold basis. The guide price is available upon application.

VAT is not payable on the rent/purchase price.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the joint agents.

Edward Gee

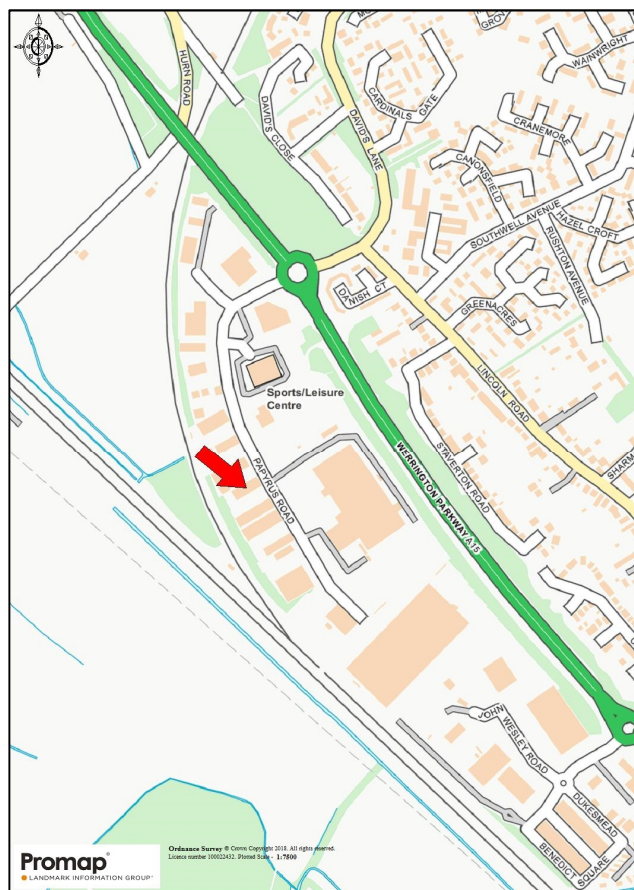
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3. **Compiled: August 2019**