

TO LET - INDUSTRIAL

UNIT 14, WULFRIC SQUARE

Bretton, Peterborough, Cambridgeshire, PE3 8RF



Key Highlights

- 1,320 sq ft
- 1.75 miles from city centre
- Good on site parking
- Industrial/warehouse unit
- Flexible terms
- Zero business rates for qualifying businesses

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Location

Peterborough is an expanding Cathedral city and has a population in excess of 195,000. Major companies established in Peterborough include Perkins Engines, Baker Perkins, Amazon and British Sugar.

Rail communications are excellent being the East Coast line with the fastest train time to London Kings Cross being 45 minutes.

There are also good road connections to the A1(M) and A47.

Wulfric Square is located in Bretton on a busy business park 1.75 miles north of the city centre. The site is adjacent to the A47.

Description

Wulfric Square comprises 30 industrial units of steel frame construction with elevations of brick and corrugated cladding. Each unit has an electrically operated roller shutter door and car parking. Internally the units have fluorescent lighting and WC facilities.

Terms

Quoting rent of £9,900 per annum plus a maintenance charge of £1,056 per annum.

The following options are available:-

Fixed 3 year agreement - 6 months at 50% discount on the Principal Rent would be offered

3 year agreement with an annual break option - 2 months at 50% discount on the Principal Rent would be offered

3 year agreement with a rolling 3 month break option - no rent incentive

Maintenance rent includes service charge and building insurance

VAT will be payable on the rent

Admin fee of £225 plus VAT for preparation of new agreement

Viewings

Strictly by appointment with the sole agents.

Business Rates

Rates payable: £3,293.40 per annum

(based upon Rateable Value: £6,600)

Zero business rates for qualifying businesses



Contact

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