

01733 897722

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BARKER STOREY  
MATTHEWS

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## INDUSTRIAL / WAREHOUSE - TO LET / FOR SALE



**7 STAPLEDON ROAD, ORTON SOUTHGATE,  
PETERBOROUGH, PE2 6TB**

**10,679 sq ft (992.08 sq m)**

**£48,000 per annum**

**£650,000 for 999 yr long leasehold**

**TO LET ON A NEW LEASE OR  
LONG LEASEHOLD INTEREST  
AVAILABLE TO BUY**

- Mid-terrace industrial unit with additional mezzanine
- Good on-site parking
- Comfort cooling
- Full height loading door

## Location

The premises are situated within the Orton Southgate employment area, located approximately 5 miles south-west of Peterborough city centre and adjacent to the A1 (M) at its junction with the A1139 Frank Perkins Parkway. Occupiers in the immediate area include BGL Group, Virgin Media, Coloplast, Royal Mail and Yours Clothing, amongst others.



## Description

The premises comprise a mid terrace light industrial/warehouse unit with office space at ground floor and additional office space at first floor. A mezzanine floor has been installed to provide further storage space to rear right-hand side of the warehouse with packing space beneath. The offices at first floor level benefit from suspended ceilings and lighting.

Eaves height extends to approximately 5.66 metres, male and female toilet facilities are provided at ground floor along with a break out / kitchen area. A full height loading door is provided to the warehouse space.

## Services

Mains electricity, gas, water and drainage are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## Accommodation

Ground floor:	867.05 sq m	(9,333 sq ft)
Mezzanine floor:	66.89sq m	(720 sq ft)
First floor:	58.13 sq m	(626 sq ft)
<b>Total GIA:</b>	<b>992.07 sq m</b>	<b>(10,679 sq ft)</b>

All measurements are approximate and measured on a gross internal area basis.

## Lease Terms

The property is available immediately by way of a new lease for a term to be agreed.

## Rates

The Rateable Value of the property is £33,750. As the RV falls below £51,000, we can confirm that rates will be charged at 49.1p in the pound for the remainder of the year from 1st April 2019. The revised figure for the year from 1st April 2020 is forecast to be 49.9p in the pound (please note this is subject to change). Interested parties are advised to make their own enquiries directly with the local council.

## Rent

The rent will be £48,000 per annum exclusive of VAT, Business Rates and all other outgoings.

## For Sale

Alternatively the premises may also be available for sale at offers in the region of £650,000 exclusive of VAT. The property is held long leasehold for a term of 999 years (virtual freehold) from 25 December 1994 at a fixed annual ground rent of £100 exclusive of VAT.



Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: [www.ipmsc.org/standards/office](http://www.ipmsc.org/standards/office)

## **VAT**

We understand that VAT will be charged on the rent/price.

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## **Legal Costs**

Each party to bear their own costs in relation to this transaction

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## **Service Charge**

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

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## **EPC**

The property has an EPC of E (103). A copy of the EPC is available on our website.

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## **Viewing**

Strictly by appointment with the sole agents:-

Barker Storey Matthews  
The Lawns  
33 Thorpe Road  
Peterborough  
PE3 6AB

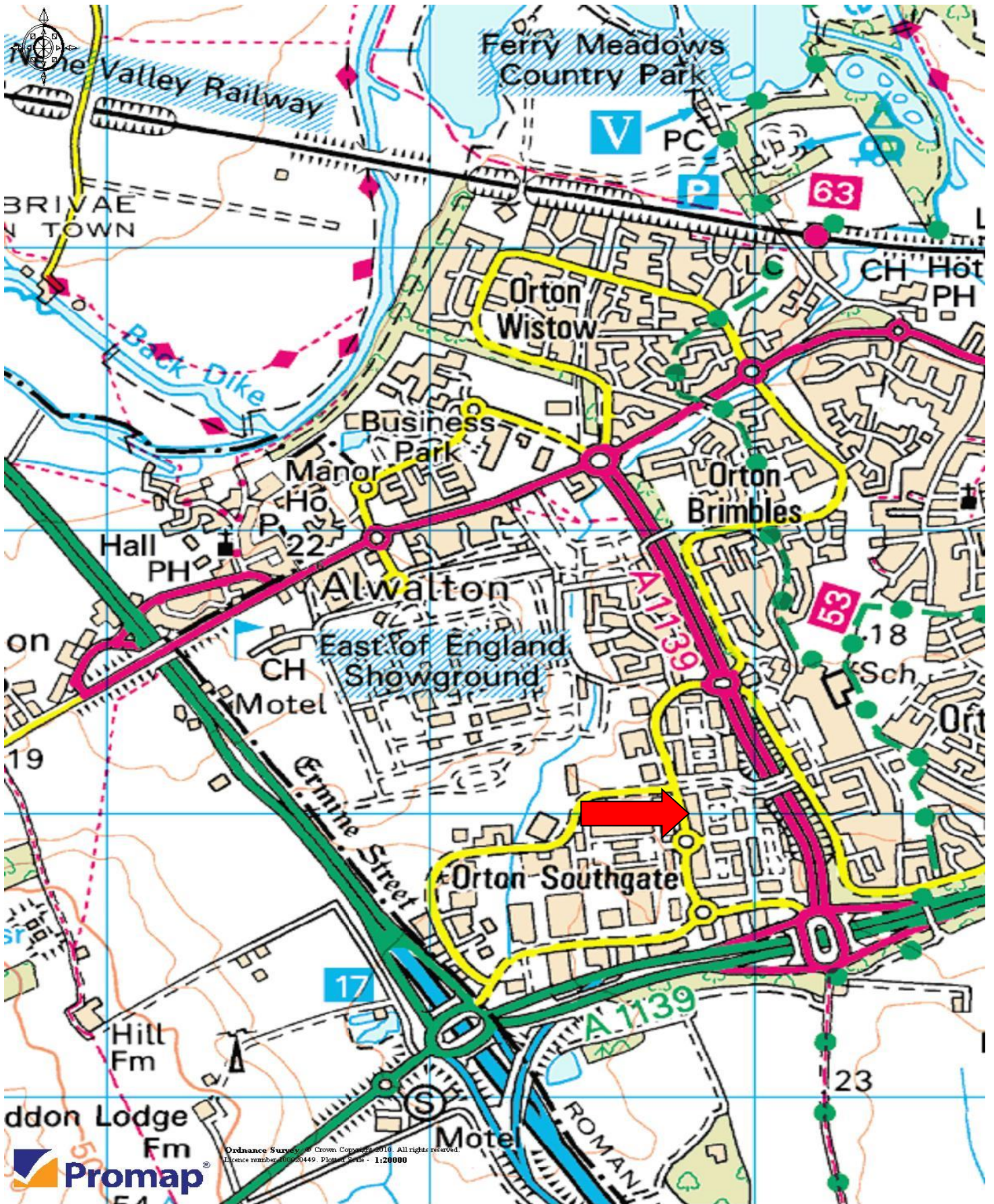
**Steve Hawkins / Freddie Dade**  
**sph@bsm.uk.com / fjd@bsm.uk.com**  
**(01733) 897722**

Ref: 801.117142

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