

REFERENCE: 16038-Vacant Warehouse, Peterborough



ADDRESS: Jtf Wholesale Ltd, Padholme Road East Peterborough PE1 5XL-Now vacant

- Prominent location with 275 ft frontage to Padholme Road and 364 ft on Vicarage Farm Road
- 39929 sq. ft
- Site area 2.08 acres
- 58 Car parking spaces
- B8 Wholesale Warehouse and A1 Retail warehouse club use

LOCATION

Peterborough is a historic cathedral city in the east of England. The city lies on the River Nene and is situated about 40 miles north west of Cambridge, 40 miles north east of Northampton, 40 miles east of Leicester and 90 miles north of Central London. Peterborough is located around 3.5 miles north east of Junction 17 of the A1(M) Motorway. After Junction 17 the A1(M) becomes the A1 which serves as the main access route to the Midlands and the North from East Anglia. The A1(M) converges with the A14 around 13.5 miles to the south providing access to Huntingdon and Cambridge. At Cambridge the A14 meets the M11 Motorway at Junction 14 which provides access to the M25 (London Orbital) Motorway at Junction 6/27 a further 38 miles to the south. The A1(M) also provides direct access to Junction 23 of the M25 around 58 miles to the south of Peterborough. Peterborough Railway station provides a direct service to London Kings Cross with a fastest journey time of approximately 45 minutes.

SITUATION

Padholme Road East runs for approximately two thirds of a mile on an east to west axis from its junction with Fengate to the east, to its junction with Carr Road to the west. The subject property is located on the northern side of the Padholme Road East, immediately east of its junction with Vicarage Farm Road, and around 400 yards west of its roundabout with Newark Road. The surrounding area generally comprises a mix of retail warehousing, petrol filling station, and light industrial uses. Nearby occupiers include Texaco, Newey and Eyre, Homebase, Halfords, Ideal Hair and Beauty Supplies, Travis Perkins, GAP, Electric Centre and Thrifty Car and Van Rental.

DESCRIPTION

The property comprises a light industrial building, arranged to provide a retail warehouse with associated storage to the northern elevation, and a single storey office extension to the southern elevation. The main property has an eaves height of around 24.6 ft (7.49 m). The building has a large yard to the eastern elevation, surfaced with tarmac, and currently used to provide customer parking. The main car parking area comprises a total of around 45 marked spaces, and there are an additional 13 marked spaces to the southern elevation of the property that is generally used as staff parking. There is a service road to the western elevation of the property which provides access to the service door to the north western corner of the property.

ACCOMMODATION:

Ground floor retail warehouse 37316 sq. ft; Ground Floor office: 2613 sq. ft **Total 39929 sq. ft**

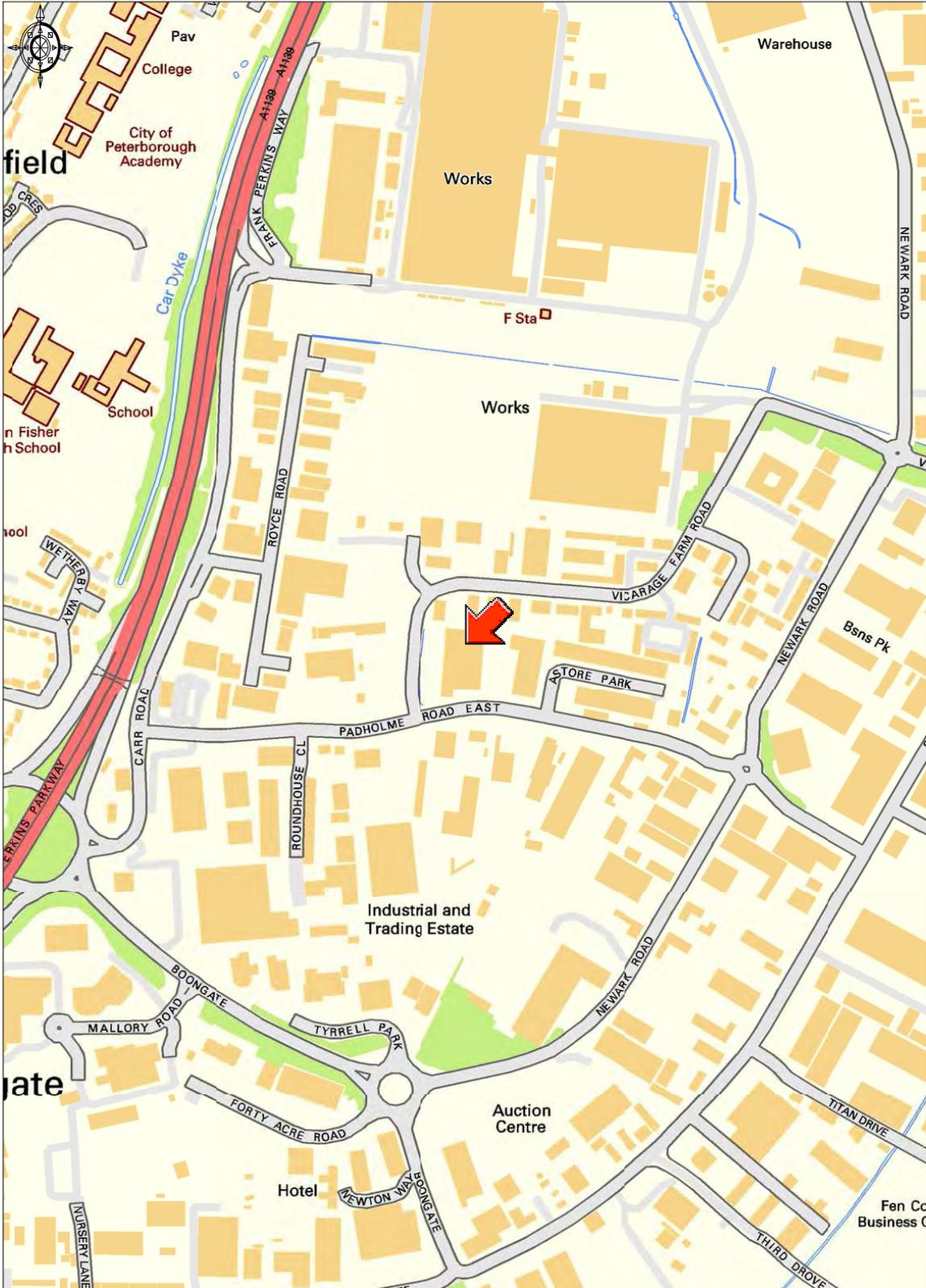
The property has a frontage to Padholme Road East of 275 ft (83.89 m) and a frontage of 364 ft (111.03 m) on to Vicarage Farm Road. Area of the site to be 2.08 acres (0.84 ha). **RATES PAYABLE** £57810 pa

RENT: 240,000 pa **VAT IS:** Not Applicable

TENURE: Lease terms subject to negotiation

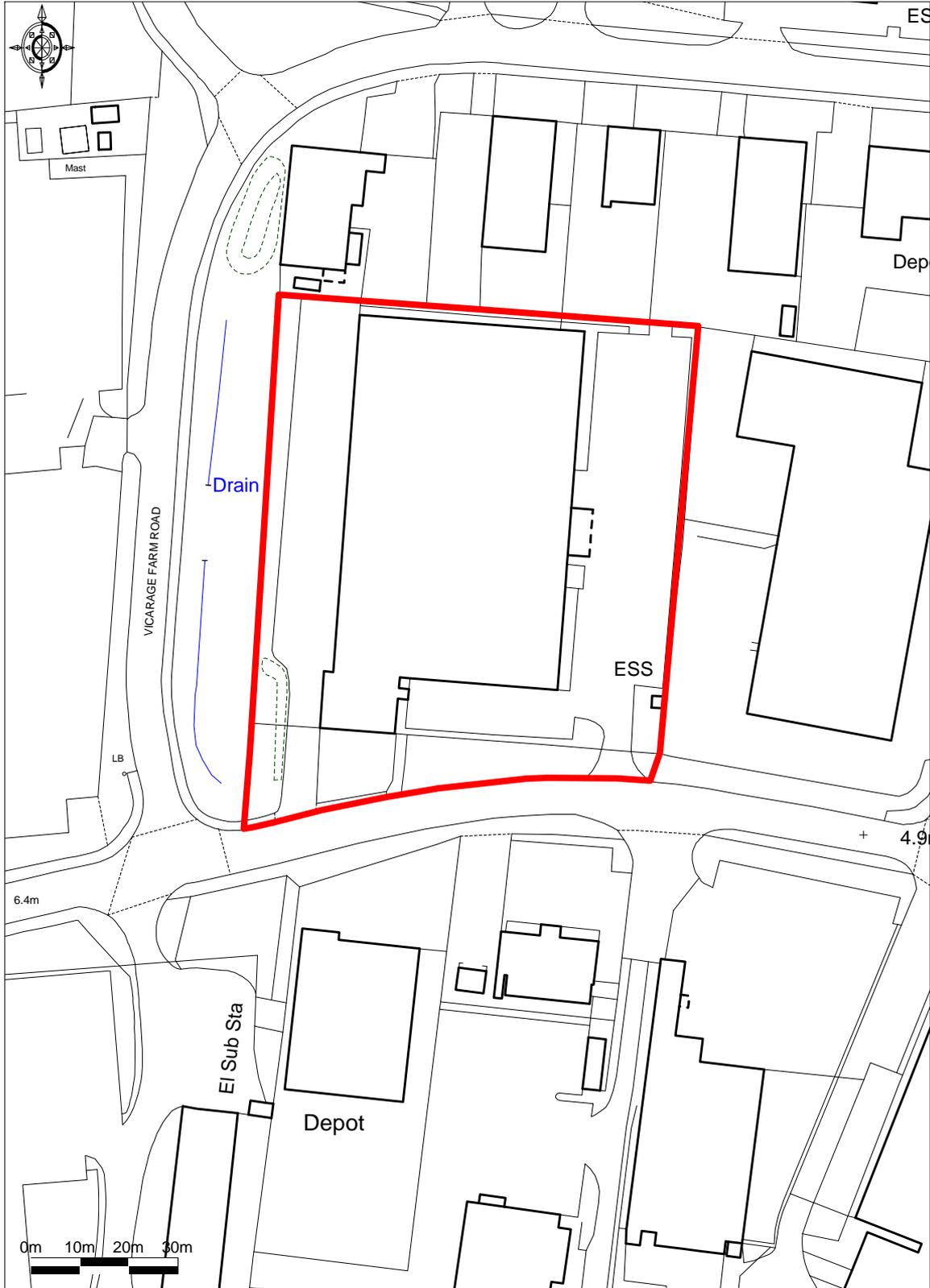
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JTF Wholesale, Padholme Road East, Peterborough, PE1 5XL



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