

INDUSTRIAL TO LET

**BARKER STOREY
MATTHEWS**

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37 Priestgate, Peterborough PE1 1JL
bsm.uk.com



1 and 2 Provident Place, Empson Road, Peterborough PE1 5UU

- Industrial/trade counter units
- Prominent location
- Mezzanine office areas
- 5.4m to eaves
- 465 sq m (5,005 sq ft) to 930 sq m (10,010 sq ft)
- Rent: £18,500 pax per unit



Voted by Estates Gazette 'Most Active Regional Agent Norfolk, Suffolk & Cambridgeshire 2010'



BURY ST EDMUNDS · CAMBRIDGE · HUNTINGDON · PETERBOROUGH

LOCATION

The units are located on the northern side of Empson Road, close to the junction with Edgerley Drain Road, in the Eastern Industrial area of Peterborough.

Occupiers in the immediate area include Princebuild, TLS Vehicle Rental, HMF UK Ltd, Premiere Communications and ABC Stainless.

DESCRIPTION

Provident Place comprises a terrace of four steel portal frame business units with brick and profile steel sheeting under a pitched roof. Car parking and loading is available directly to the front of the units.

The units have an eaves height of approximately 5.4 m (17'9") with a sectional up-and-over door.

The principle floor areas for each unit are set out below:-

ACCOMMODATION

Ground floor	357.57 sq m	(3,849 sq ft)
Mezzanine	107.43 sq m	(1,156 sq ft)

Total (GIA) 465.00 sq m (5,005 sq ft)

Areas measured are approximate.

The units can be combined to provide

Total (GIA) 930.00 sq m (10,010 sq ft)

SERVICES

Mains electricity, water and drainage is believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. Services, fixtures, fittings, appliances and other items of equipment have not been tested and no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

LEASE TERMS

The units are available on new fully repairing and insuring leases for a term of years to be agreed.

RENT

£18,500 per annum per unit, exclusive of VAT, service charge, insurance and all other outgoings.

RATES

From internet enquiries made of the Valuation Office website we understand the properties have current Rateable Values as follows:-

Unit 1	£21,250 (2010 Assessment).
Unit 2	£18,500 (2010 Assessment).

For the year commencing 1 April 2010 rates will normally be charged at 41.4 pence in the pound on the Rateable Value. However the amount may be affected by transitional adjustments and could be higher or lower - interested parties are advised to check with the Local Rating Authority.

SERVICE CHARGE

A service charge will be levied in respect of a contribution toward the upkeep of common areas and insurance.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with the joint sole agents:-

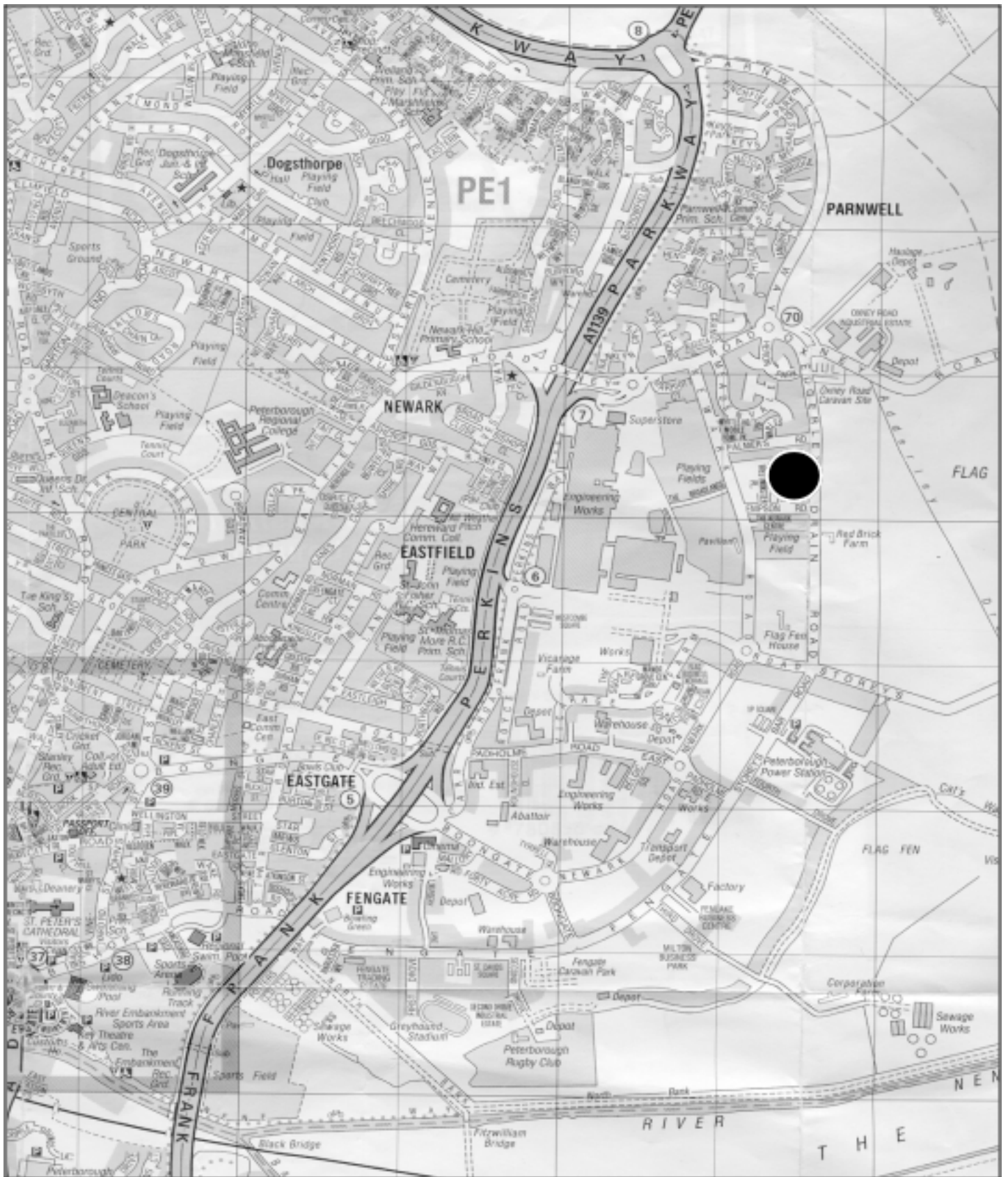
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ORDNANCE SURVEY PLAN

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