

Richardson

Unit K, Block D Mancetter Square
Peterborough, PE4 6BX

Commercial Property Specialists

TO LET

£6,500 Plus VAT Per Annum



- Storage Unit
- Competitive Terms
- Suit Motor Trade
- To Let
- GIA - 48sq m (525sq ft)
- New Flexible Lease
- Roller Shutter Door
- Competitive Terms

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonsurveyors.co.uk

01780 758007

LOCATION

Mancetter Square lies 3.5 miles north of the city centre with access of the A15 (Werrington Parkway). The A47 and A1(M) trunk roads are situated close to the square.

DESCRIPTION

The property comprises a basic lock up storage unit with steel roller shutter door. Day time car parking for one car is provided outside. Please note there are no W.C facilities installed in the unit.

ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a gross internal floor area basis.

GIA: 48 Sq M (525 Sq Ft) approximately.

SERVICES

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and conditions.

BUSINESS RATES

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable value: £4,450

Interested parties should however rely on their own enquiries as to the amount of rates payable. Small business rates relief should apply.

TERMS

The property is immediately available on competitive and flexible terms.

EPC

E - 115

LEGAL COSTS

There will be a lease arrangement fee of £150.00 plus VAT.

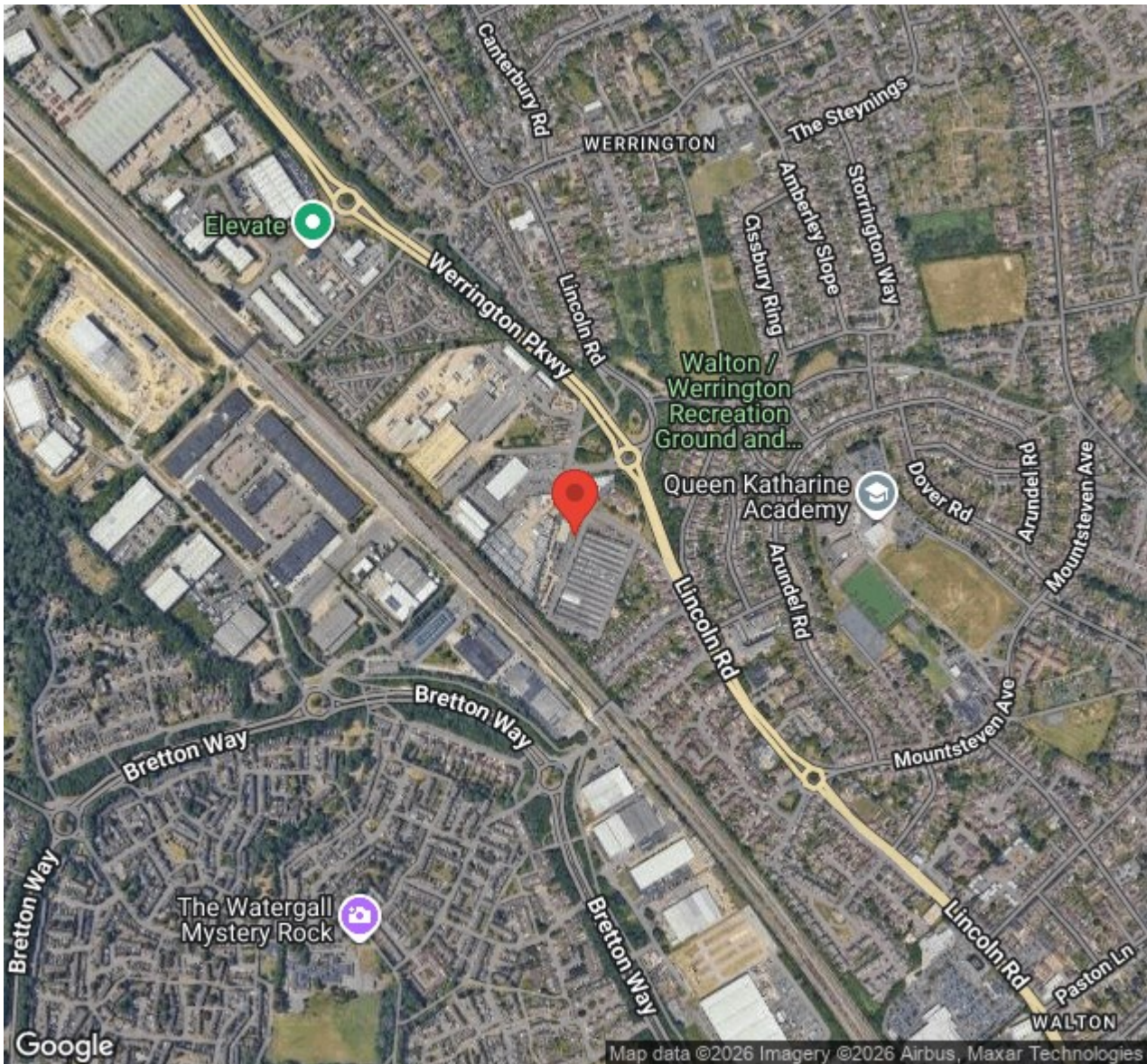
VIEWING

For further information or an appointment to view please contact the sole letting agent at RICHARDSON

e: aleech@richardsonsurveyors.co.uk direct line: 01780 758007

or Katie Mulhern e. kmulhern@richardsonsurveyors.co.uk or t. 01780758005





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.