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TO LET

Eddisons

Incorporating Barker Storey Matthews



**HQ STYLE OFFICES & WAREHOUSE, NEWARK ROAD,
PETERBOROUGH, PE1 5WG**

Quoting Sub-lease of whole £595,000 pax

Size: 11,512 sq.m (123,913 sq. ft)

- Site area approximately 6.3 acres (2.55 Ha)
- Lease expiry October 2027.
- Sub-lease or Assignment available.

LOCATION

The property is situated on the eastern industrial area, to the east of Peterborough City and located at the northern end of Newark Road close to its junction with Oxney Road.

The surrounding area is a mixture of commercial uses with various industrial and distribution occupiers within the immediate vicinity.

DESCRIPTION

The property was bespoke constructed in 2001 and comprises a warehouse with integrated 3-storey office accommodation at the front of the property. Constructed of a steel portal frame with internal blockwork walls to an approximate height of 2m and providing an eaves height of approximately 7.6m to the underside of the haunch.

The warehouse area benefits from 2 dock level and 2 level loading doors on the northern elevation and a yard area that provides access around the entire warehouse building and the ability to provide further loading on the other elevations.

The offices, arranged over ground, first and second floors comprise of open plan offices, TV studios and ancillary accommodation. There is a fully fitted canteen on the second floor. The floors are serviced by way of a lift and common stairwell.

SERVICES

The warehouse and offices benefit from electricity, a sub-station on site and gas supply. Within the warehouse area, there is LED lighting, gas-fired space heaters and a sprinkler system.

We have not tested the services and interested parties will be required to carry out their own due diligence.

ACCOMMODATION

We are informed that the property provides the following gross internal area.

	SQ Mts	SQ Ft
Warehouse	5,261.6	56,635
Mezzanine	1,060.5	11,415
Offices/Studio etc. (G/F)	2,295.9	24,712
Offices (First)	1,659.8	17,866
Offices / Studio / Canteen (S/F)	1,102.0	11,862
TOTAL	11,379.8	122,490

In addition, there is an external stores area comprising of approximately 132.2 sq.m. (1,423 sq. ft.)

BUSINESS RATES

The whole property is assessed for business rates and the current Rateable Value (1st April 2023 to present) is £755,000.

VAT

The property is elected for VAT and therefore costs are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own costs.

EPC

The property has an Energy Performance Rating of C (53). (The property will be subject to new EPC assessment in November 2023).

PLANNING

The property has an established planning consent, dated 31st July 2001 for the purposes of new television studios, offices and warehouse use; therefore, it is deemed that the warehouse building has a Class B8 consent with reference to the Town & Country Planning (Use Classes) Order 1987, as amended.

TIMING

The property is available for immediate occupation.

LEASE TERMS

The property is subject to a lease commencing 21st October 2022 for a term of 5 years, expiring 20th October 2027. Passing rental £650,000 pax.

The property is available by way of a sub-lease or assignment of the existing lease subject to negotiation.

ENQUIRIES

Further information is available from the Sole Selling Agents. Please get in touch to discuss requirements and availability.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

Simon Parsons
01733 897722

simon.parsons@eddisons.com

Ref: 801.175416
November 2023

For more information, visit eddisons.com

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Incorporating Barker Storey Matthews

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.



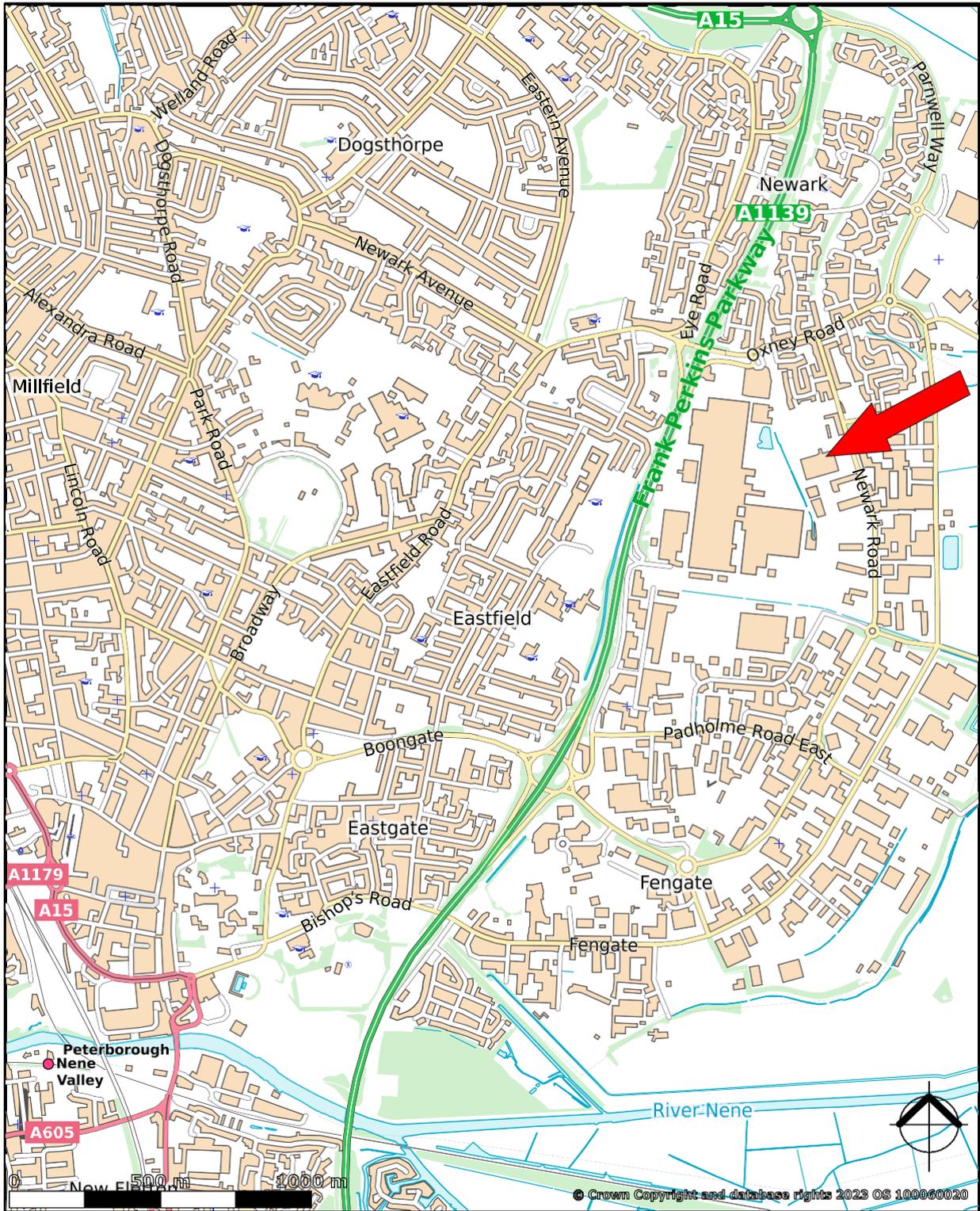
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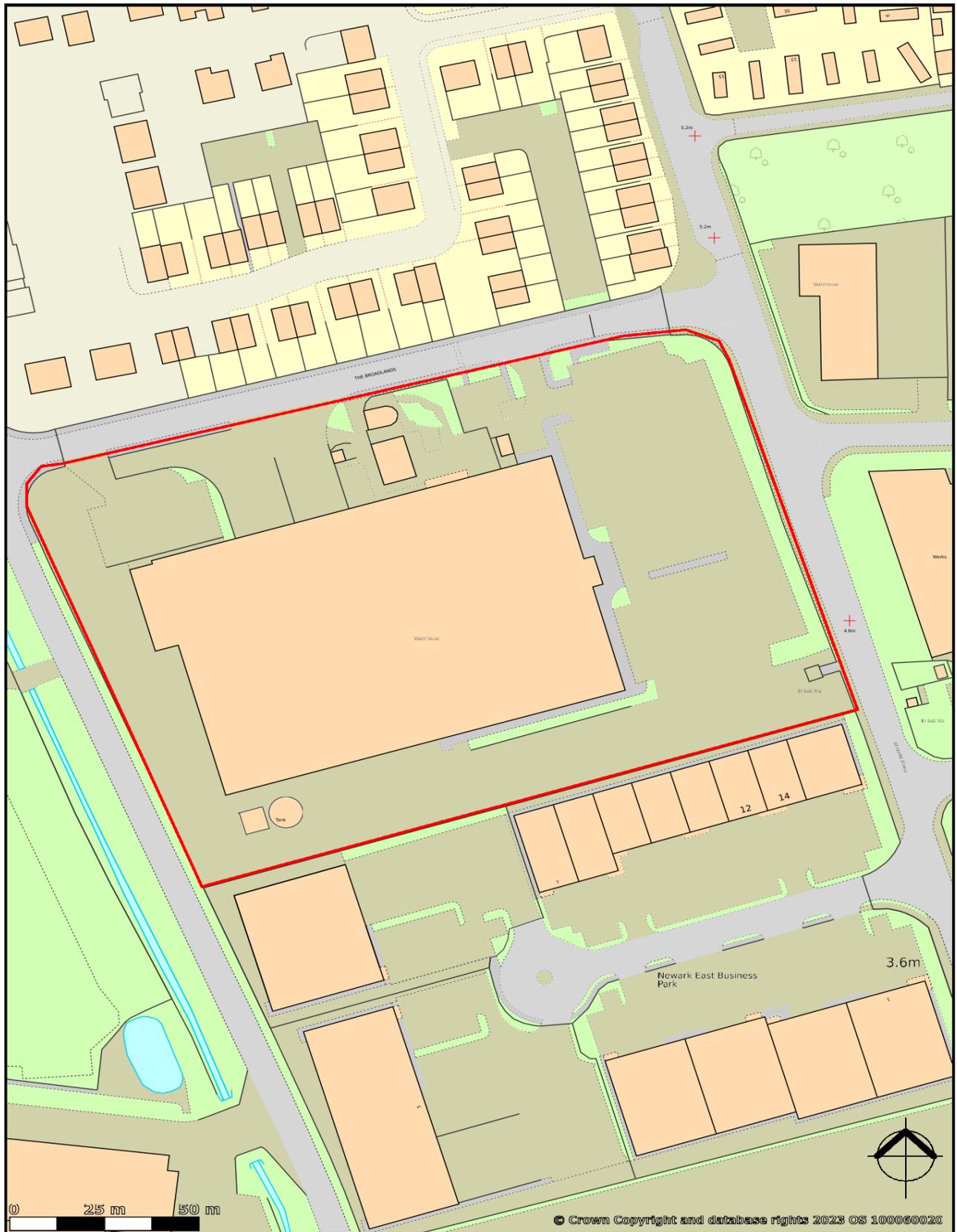
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