

134 Station Road | Whittlesey

| Peterborough | PE7 2EY |

Lambert
Smith
Hampton

OPPORTUNITY SUMMARY

- ✓ Freehold
- ✓ Vacant possession available on completion
- ✓ Outline planning application submitted for new industrial accommodation
- ✓ Accommodation of approximately 797.12 sq. m. (8,580 sq. ft.)
- ✓ Self contained site of approximately 0.47 Acres (0.19 Hectares)

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FOR SALE – Detached Industrial Accommodation across Two Units

Description

The property comprises a detached terrace of two industrial units of concrete panel and brick/block work construction beneath a series of multi-pitched roofs and part finished with uPVC windows.

Workshop 1 comprises a former engineering premises arranged across 3 bays with side loading door and provides partitioned reception, offices, stores and WC facilities.

Workshop 2 is currently utilised for the restoration of cars and arranged across a single bay with front loading and provides partitioned reception, stores and WC facilities.

Externally, Workshop 1 is situated within a gated and fenced site with car parking to the front and yard/loading area to the side. Workshop 2 has an open yard area to the front with a gated storage yard to the side.

Tenure

We understand the property is held **Freehold** under Title Number **CB287697**.

We understand that there is an estate service charge of £250 per annum for the maintenance of the estate roads.

Internally, workshop 1



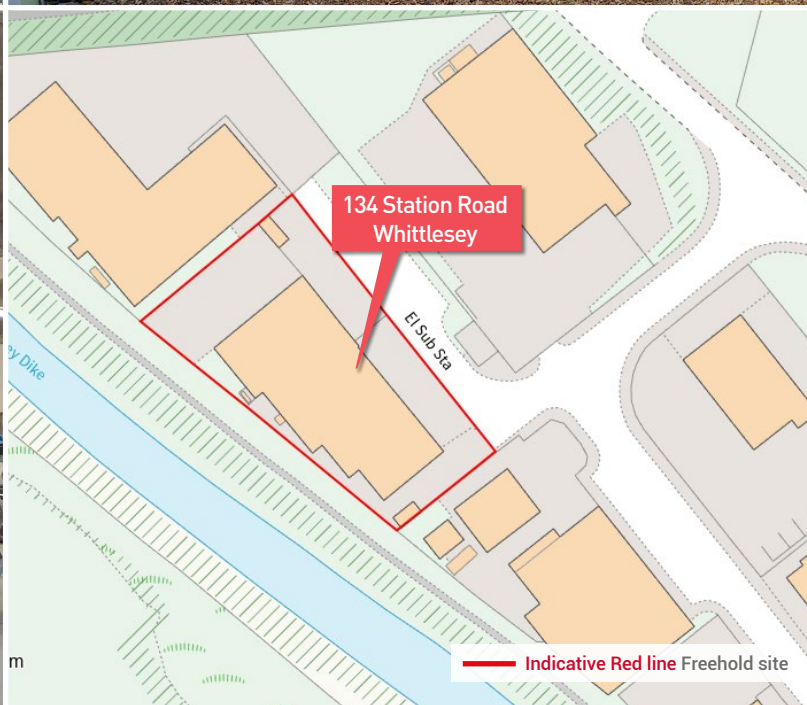
Internally, workshop 1 -office



Workshop 2 - open yard area



Internally, workshop 2



Tenancies

We understand that **Workshop 2** is let on an informal basis to **JTL Motor Engineering** at a rent of **£612 per month (£7,344 per annum)**. The tenant is due to vacate at the end of the 2025.

EPC

The property has an EPC rating of **E-121**.

Business Rates

The property has a Rateable Value of **£15,250**. For further information, please visit the Valuation Office Agency website www.voa.gov.uk.

Planning

The Property lies within an area administered by **Fenland District Council**.

We understand an outline planning application has been submitted for a replacement industrial unit on the site - further information is available on request.

VAT

VAT may be applicable at the prevailing rate.

Site Area

The approximate Freehold site area, which has been scaled from the Ordnance Survey Plan is **0.47 Acres (0.19 Hectares)**.

Location

The Property is located in Fenland District Council, approximately 5.5 miles to the east of Peterborough.

The property is situated off Station Road to the southeast of the market town of Whittlesey within the Fenland Industrial Estate and adjacent to the Briggate River.

The A1(M) motorway, which connects London with Edinburgh, is located approximately 8 miles to the southwest of the Property. By road, the Property is located approximately 8 miles east of Peterborough, 46 miles northeast of Northampton, 49 miles east of Leicester, 62 miles north of Luton and 89 miles north of London.

Whittlesea railway station is situated approximately 270 metres to the northeast of the Property. From Whittlesea there are direct services to Peterborough (9 mins), Cambridge (48 mins) and Birmingham New Street (2 hours 1 min). London Stansted Airport is situated approximately 48 miles (63 miles by road) to the south of the Property.

Accommodation

We have measured the property to provide the following accommodation:

Accommodation	Sq. M.	Sq. Ft.
Workshop 1	532.03	5,727
Workshop 2	265.09	2,853
Total Gross Internal Area	797.12	8,580

Legal costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

Price on Application for the **Freehold interest**.

Viewing and Further Information

For viewings and further details, please contact:

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ANTI - MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.

