

INDUSTRIAL TO LET

**BARKER STOREY
MATTHEWS**

01733 897722

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



Unit B1 Lattersey Hill Trading Estate, Benwick Road, Whittlesey PE7 2HD

- ◆ Industrial/warehouse space
- ◆ Fenced and gated site
- ◆ Immediately available
- ◆ 2,206 sq m (23,778 sq ft)
- ◆ Adjacent units of 880.3 - 3,875 sq m (9,475 - 41,710 sq ft) also available
- ◆ Competitive rental from £2.50 per sq ft



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

Deals Winner 2010



RICS



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LOCATION

Lattersey Hill Trading Estate is situated in a well-established industrial area to the south-east of Whittlesey town centre.

Whittlesey is approximately 6 miles east of Peterborough city centre. With the opening of the Stanground by-pass the A1(M) is approximately 10 miles away and the A47 approximately 5 miles.

Other major local employers include RGE Engineering, Smurfit Corrugated and Fencor Packaging.

DESCRIPTION

The unit comprises one bay of a two bay warehouse. The unit is of steel portal frame construction clad in brick and block and profile cladding to an eaves height of 5.44m.

Access to the warehouse is via three roller shutter doors. Office and toilet facilities.

Concrete loading and car parking area.

The whole site is fenced in palisade fencing with steel gate access point.

ACCOMMODATION

Ground floor warehouse and office:
2,209 sq m (23,778 sq ft)

Adjacent units

Units ranging from 880.3 sq m (9,475 sq ft) to 3,875 sq m (41,710 sq ft) also available.

LEASE TERMS

Short or long term leases will be considered.

RENT

£65,000 per annum exclusive.

VAT

VAT will be charged on the rentals quoted.

RATES

From Internet enquiries made of the Local Rating Authority, we understand that the unit will require reassessment.

For the year commencing 1 April 2012 rates are normally charged at 45.8 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 Local Rating Authority.

SERVICES

Main drainage, water and electricity are available to the properties. Interested parties are advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through the sole agents:

Barker Storey Matthews
Telephone: (01733) 897722
Fax: (01733) 896979

Contact:

Richard Jones: raj@bsm.uk.com

www.bsm.uk.com

Ref: 4S135(B1)
120711(rv)

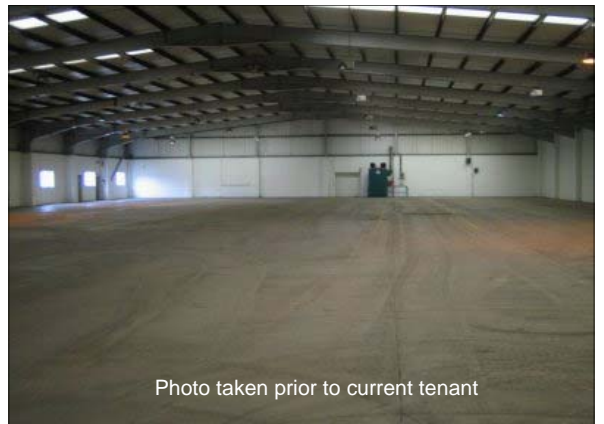


Photo taken prior to current tenant

Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.



ORDNANCE SURVEY PLAN

THIS PLAN IS REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, © CROWN COPYRIGHT RESERVED.

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Energy Performance Certificate

Non-Domestic Building



Unit B1
Lattersey Hill Trading Estate
Benwick Road, Whittlesey
PETERBOROUGH
PE7 2JA

Certificate Reference Number:
0940-0230-0049-1307-6006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

148 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	2389
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	82.7

Benchmarks

Buildings similar to this one could have ratings as follows:

46 If newly built

86 If typical of the existing stock