

# INDUSTRIAL TO LET

**BARKER STOREY  
MATTHEWS**

**01733 897722**

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



## Units A1, A2 & A3 Lattersey Hill Trading Estate, Benwick Road, Whittlesey PE7 2HD

- ◆ Industrial/warehouse space
- ◆ Fenced site incorporating yard areas
- ◆ A1 - 2,020.4 sqm (21,748 sqft)  
A2 - 970.9 sqm (10,451 sqft)  
A3 - 880.3 sqm (9,475 sqft)
- ◆ A1, A2 & A3 can be combined to create a unit of 1,851 sq m (19,924 sq ft), 2,994.7 sq m (32,235 sq ft) or 3,875 sq m (41,710 sq ft)
- ◆ Competitive rentals from £2.75 per sq ft



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

Deals Winner 2010



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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

A1, A2 and A3 are form a terraced block. The units are of steel portal frame construction clad in brick and block and profile cladding to an eaves height of 5m. The roofs are clad in profile steel sheeting with roof lights.

Access to each unit is via a 4.6m wide sectional up-and-over door (2 doors to Unit A1).

Unit A1 & A2 benefit from two-storey offices comprising kitchen, ladies and gents toilets and a number of individual offices.

The offices benefit from painted block-work walls, some with plastered ceilings, part carpeted, electric heating, Category 2 surface-mounted lighting and double-glazed windows.

The warehousing is fitted with sodium lighting and 3-phase power.

All units benefit from concrete loading and car parking area.

A hard-cored yard fronts Unit A1.

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

## ACCOMMODATION

### Unit A1

Ground floor warehouse and office:

1,956.5 sq m (21,060 sq ft)

1st floor office: 63.9 sq m (688 sq ft)

Total: 2,020.4 sq m (21,748 sq ft)

### Unit A2

Ground floor warehouse and office:

904.1 sq m (9,732 sq ft)

1st floor office: 66.8 sq m (719 sq ft)

Total: 970.9 sq m (10,451 sq ft)

### Unit A3

Warehouse: 880.3 sq m (9,475 sq ft)

### Adjacent unit

Adjacent unit B1 of some 2,209 sq m (23,778 sq ft) is also available. Separate details on request.

## LEASE TERMS

Short or long term leases will be considered.

## RENT

A1 £59,800 per annum exclusive

A2 £31,353 per annum exclusive

A3 £26,000 per annum exclusive

## VAT

VAT will be charged on the rentals quoted.

## NOTE

Tenants should be aware that there was an extensive fire at the property and that units A1 and A2 were completely rebuilt in 2005.

Unit A3 benefits from a new roof, over-cladding to the front elevation and new sectional up-and-over door.

## RATES

From Internet enquiries made of the Local Rating Authority, we understand that the units have the following current Rateable Value (2010 Assessment):-

Unit A1 £62,000

Unit A2 £30,500

Unit A3 £25,500

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.

*(Continued on page 3)*

## 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

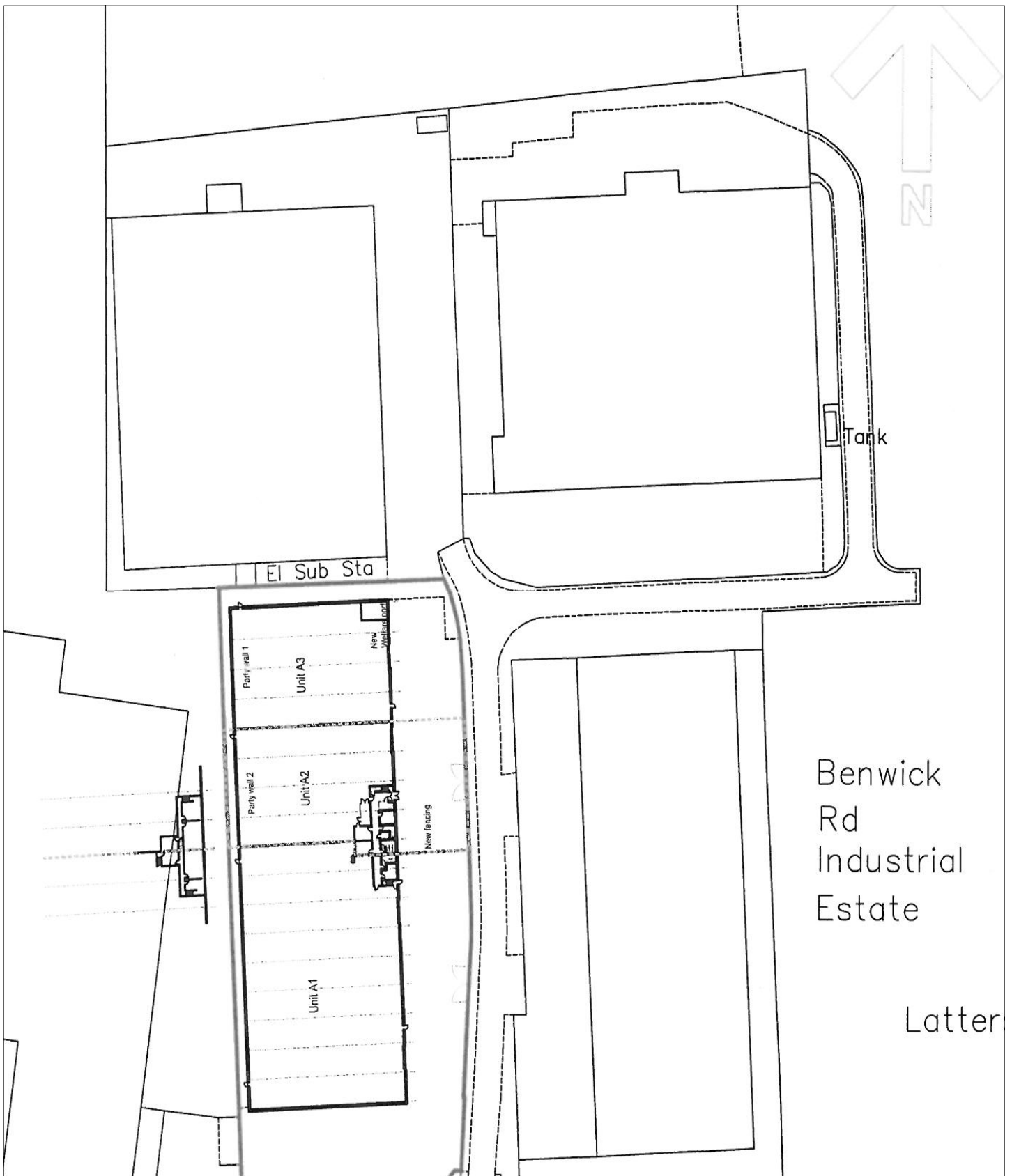
**Contact:**  
Richard Jones: [raj@bsm.uk.com](mailto:raj@bsm.uk.com)

**[www.bsm.uk.com](http://www.bsm.uk.com)**

Ref: 4S135(A1/A2/A3)  
120731 (rv)



**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**

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