

Unit 20, Orton Enterprise Centre
Bakewell Road
Orton Southgate PE2 6XU

FOR SALE / TO LET



- Office/Business Unit
- On Site Parking
- Gia 53.19 Sq M(572 Sq Ft)
- Glazed Front Elevation
- Ground & First Floors
- For Sale/ To Let
- High Profile Site
- Energy Rating: Tbc



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LOCATION

The property is located at Orton Southgate one of Peterborough's premier office and industrial locations, just a short distance from the A1(M).

DESCRIPTION

The property comprises a mid terrace business unit with car parking to the front. There are two offices installed - one on the ground floor and one on the first floor. The remainder of the unit provides workshop / storage space accessed via a roller shutter door at the rear.

ACCOMODATION

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

Ground floor - 38.10 Sq M (410 Sq Ft)

First floor - 15.09 Sq M (162 Sq Ft)

Total approximate Gross Internal Floor area:

53.19 Sq M (572 Sq Ft)

**SERVICES**

We understand that mains electricity and water 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 condition.

TERMS

The premises are held on a 125 year lease commencing 1984 at a ground rent (to be advised), with rent reviews every 10 years. There is a service charge for the common areas of the estate. A copy of the lease will be made available on request. The vendor is looking to lease the building for a term to be negotiated at a rent of £5,500 per annum exclusive, or sell its long leasehold interest for which offers in the region of £50,000 are invited. We understand the property does not attract VAT. Each party is to be responsible for its own legal costs incurred in the transaction.

BUSINESS RATES

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

Rateable value: £4,100

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

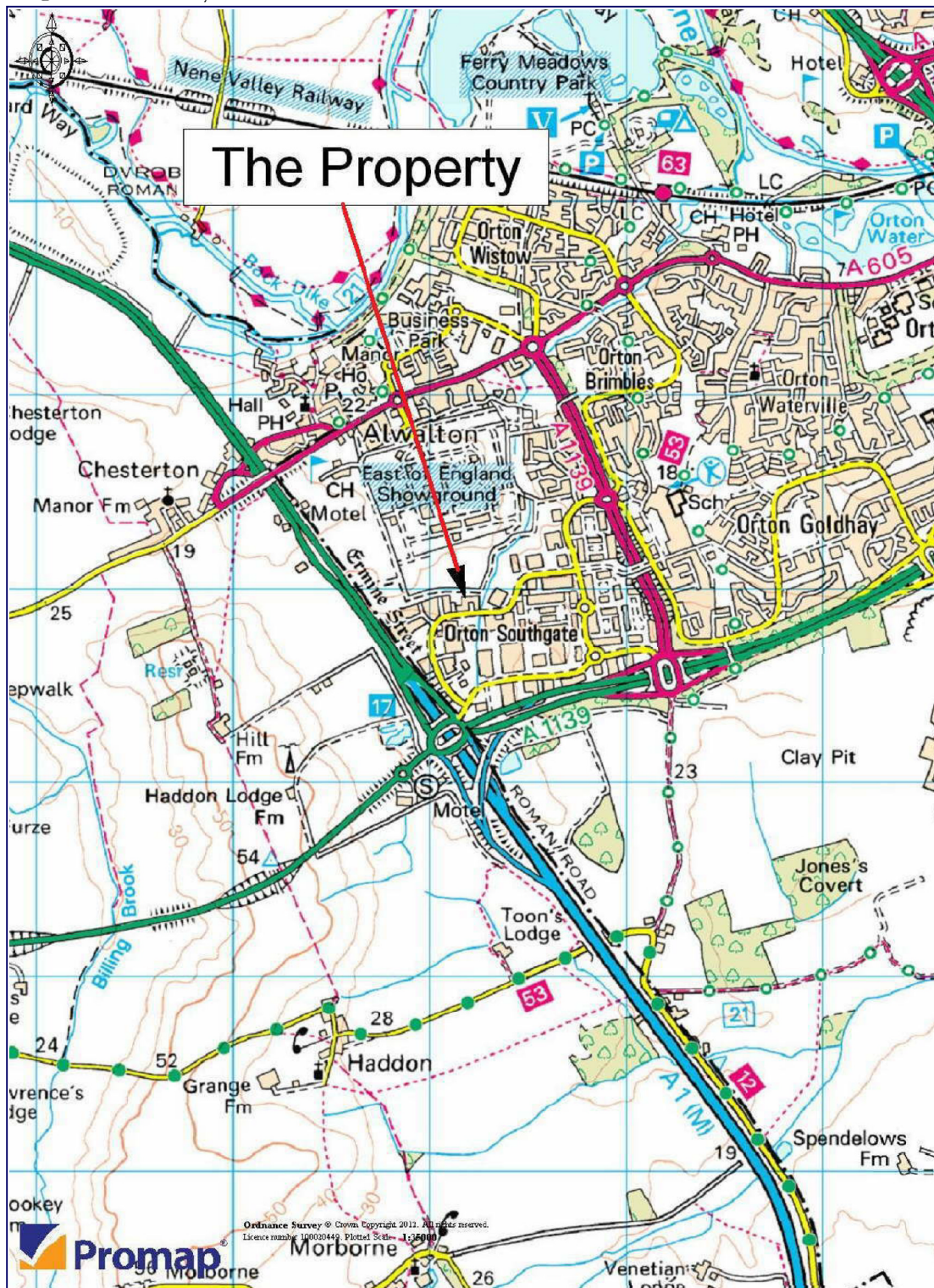
EPC

An Energy Performance Certificate (EPC) has been ordered and will be made available upon request.

VIEWING

For further information or an appointment to view please contact
Andrew Leech at RICHARDSON
on 01733 321800
or email: aleech@richardsonsurveyors.co.uk

Alternatively,
Callum Dickinson
On 01780758005
or email: cdickinson@richardsonsurveyors.co.uk



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