

Warehouse Premises FREEHOLD FOR SALE

**BARKER STOREY
MATTHEWS**

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**Unit 6 Viking Trade Park, Newark Road
Peterborough PE1 5GE**

£460,000

510.87 sq m (5,500 sq ft)

- Modern warehouse unit
- 6m to eaves
- Full height loading door
- Good condition throughout
- Office, WC and kitchenette
- 10 parking spaces

'Voted by the Estates Gazette Most active agent in the East of England 2013 - 2017'



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LOCATION

Viking Trade Park is situated on Newark Road, approximately one mile east of Peterborough City centre within easy reach of the Frank Perkins Parkway (A1139), part of the Peterborough Parkway road system which gives dual carriageway access to the A1(M), A15, A605 and A47.

A well-established industrial location, it has become a mixed-use area to include car showrooms, trade counters, retail warehouses, building supplies, leisure, and industrial warehouse occupiers.

DESCRIPTION

The property comprises an end of terrace industrial / warehouse unit of steel portal frame construction with insulated metal profile sheet clad elevations, under a pitched and insulated metal sheet clad roof with rooflights. The unit has a eaves height of 6m, full height electrically operated loading door, separate pedestrian entrance, office area, disabled complaint WC, kitchenette, intruder alarm and three phase power. There are 10 allocated parking spaces to the front of the property.

FLOOR AREAS

Office/kitchen/wc: 32.57 sq m (353 sq ft)

Warehouse: 478.30 sq m (5,147 sq ft)

Total GIA: 510.87 sq m (5,500 sq ft)

All measurements are approximate.

SERVICES

Mains electricity, water and drainage are believed to be connected to the property. Interested parties are however 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.

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the communal areas of the estate. Further details from the letting agents

BUSINESS RATES

The property has a Rateable Value (2017 List) of £14,000. From 1st April 2019 rates payable are normally based upon 49.1 % of the Rateable Value, however interested parties are strongly advised to confirm the actual figure payable with Peterborough City Council since transitional and small business rates reliefs may apply.

LEASE

The property is currently let on a Tenancy at Will at a rent of £27,500 pa however vacant possession can be obtained if required.

LEGAL COSTS

Each party is responsible for their own legal costs.

EPC

This property has an EPC of B (34). A copy of the EPC is available on our website.

PRICE

The property is available on a freehold basis at a price of £460,000.

VAT

We understand that VAT will be charged on the price.

VIEWING

Strictly by appointment with the sole agents:-

Barker Storey Matthews

The Lawns, 33 Thorpe Road,

Peterborough PE3 6AB

Contact: **Julian Welch**

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ORDNANCE SURVEY PLAN

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