

# WAREHOUSE WITH HIGH OFFICE CONTENT TO LET (May Sell)

**BARKER STOREY  
MATTHEWS**

bsm.uk.com

**01733 897722**



**9 Saracen Business Park, Saracen Way,  
Peterborough PE1 5WS**

**Rent: £23,500**

**Price: On application**

- End terrace Industrial / warehouse unit with high office content
- Use of good sized side yard
- Some offices air conditioned

**Size: 347.5 sqm (3,741 sq ft) of  
which 150.8 sq (1,623 sq ft) offices**

- Occupiers include GSF Car Parts, Grantham Electrical, Signs Express Limited, Smith Planning and Building Ltd & The Deli Chef

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



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## LOCATION

Peterborough population as at the end of 2016 is estimated at 197,000 projected to rise to 225,000 by 2035. It is located approximately 80 miles north of Central London.

A Cathedral City, Peterborough has undergone substantial expansion and is now 45 mins rail; journey time to central London.

## EASTERN INDUSTRY

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

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

## FLOOR/SITE AREAS

<u>Unit:</u>	<u>Sq M</u>	<u>(Sq Ft)</u>
Warehouse	196.8	(2,118)
Gd Office	76.1	(804)
1st Office	74.7	(819)
<b>Total</b>	<b>347.6</b>	<b>(3,741)</b>
*Mezzanine floor	31.8	(342)

Can be removed if not required.

## TENURE

The unit is available to let on a new full repairing and insuring occupational lease, terms by negotiation. Rent £23,500 pax. Alternatively the client might consider a sale of the long leasehold interest. Price on application.

## SERVICES

Mains electricity / water / gas / drainage are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## BUSINESS RATES

The rateable value is £14,250 and the property will therefore qualify for small business rates relief. The VOA web site estimates that rates payable for a UK registered business for which this will be its only occupied commercial premises will be only **£5,130 for 2018/19**. For non-qualifying businesses the VOA estimates that rates payable will be **£6,840 for 2018/19**.

## EPC

This property has an EPC of C (57). A copy of the EPC is available on our website.

## VAT

We understand that VAT will be charged on the rent quoted.

## VIEWING

Strictly by appointment with the sole agents:

-

**Barker Storey Matthews**

The Lawns, 33 Thorpe Road,

Peterborough PE3 6AB

Contact: **Richard Jones**

**raj@bsm.uk.com**

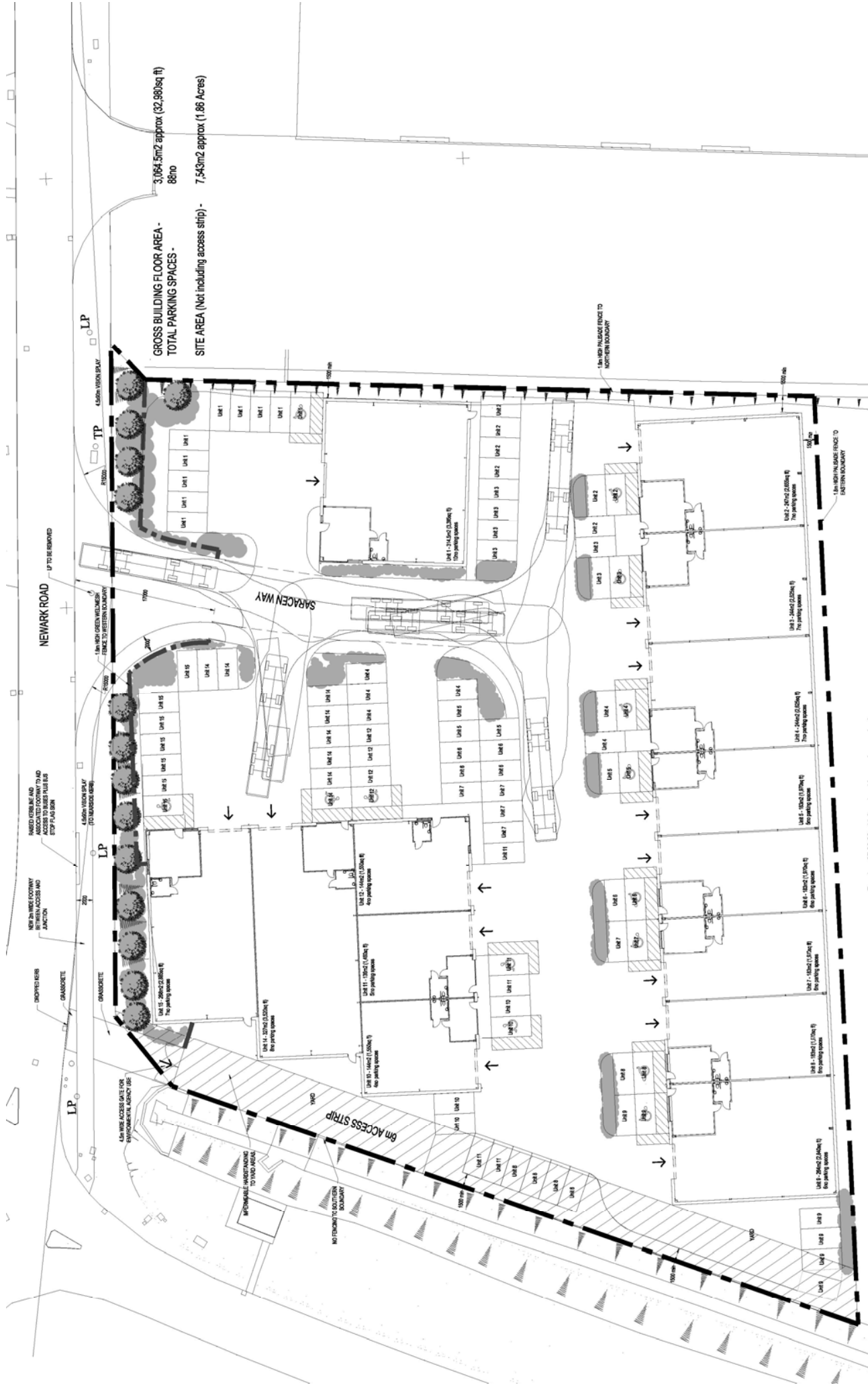
**(01733) 897722**

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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. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: [www.ipmsc.org/standards/office](http://www.ipmsc.org/standards/office)

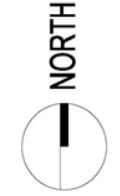
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GROSS BUILDING FLOOR AREA -  
TOTAL PARKING SPACES -  
SITE AREA (Not including access strip) -

3,064.5m<sup>2</sup> approx (32,980sq ft)  
88no  
7,543m<sup>2</sup> approx (1.86 Acres)

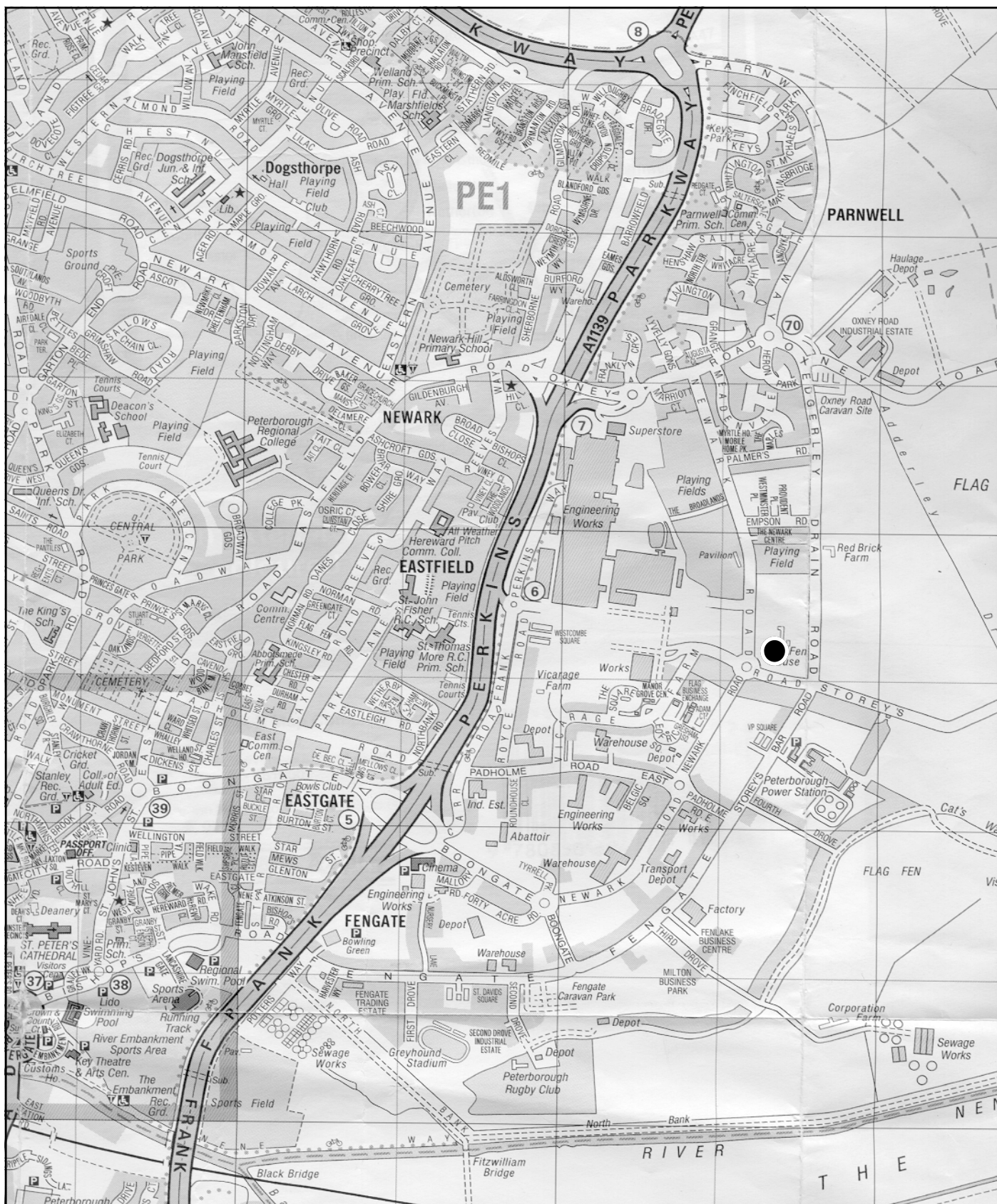
**DAVID TURNOCK ARCHITECTS**  
Datum House 3 Commercial Road  
Lynnh Wood Peterborough PE2 6LR  
Phone 01733 393010 Fax 01733 393013  
Email david@dtarchitects.co.uk



Unit and parking numbers revised  
27.05.06  
Rev J  
27.05.06  
Rev G  
05.07.06  
Rev F  
20.06.06  
Rev E  
08.05.06  
Rev D  
08.05.06  
Rev C  
15.03.06  
Rev B  
11.01.06  
Rev A

**NEWARK ROAD, PETERBOROUGH**  
**SITE LAYOUT OPTION D**  
PROJECT No: 1280  
DRAWING No: AL004J  
SCALE: 1:200@A1  
DATE: Jan 2006





#### ORDNANCE SURVEY PLAN

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