



FOR SALE (MAY LET)

REGENT HOUSE, WELBECK WAY, PETERBOROUGH PE2 7WH

345.87 Sq M (3,723 Sq Ft)

- Detached Two Storey Office Building with Ancillary Workshop / Storage Space
- Approximately 2 Miles from the City Centre
- 16 Car Parking Spaces
- EPC Rating: 'D'

REGENT HOUSE, WELBECK WAY, PETERBOROUGH PE2 7WH

LOCATION

The property is located on Welbeck Way, just off Shrewsbury Avenue, approximately two miles from the centre of Peterborough. Woodston Industry is one of Peterborough's main commercial locations with nearby occupiers including Booker Cash & Carry, Indesit, Tesam Distribution and Cross Keys Homes.

Shrewsbury Avenue is close to the Nene Parkway (Peterborough ring road system) which in turn provides easy access to the A1(M) at junction 17. Peterborough has excellent rail links with journey times from London in approximately 45 minutes.

DESCRIPTION

The property comprises a two storey detached office building with ancillary workshop / storage space. It has a pitched roof with part clad and part brick exterior walls.

Internally the offices are fitted to a good standard with suspended ceilings, radiator central heating, window blinds and carpeting. There are WC and staff/kitchen facilities and a reception area.

There are two adjoining workshop/storage room, both with separate external access. The workshops have a concrete floor, fluorescent lighting and 3-phase electricity. There is an up-and-over loading door.

Externally there are approximately 16 car parking spaces.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

	Sq M	Sq Ft
Ground Floor *	212.84	2,291
First Floor	133.03	1,432
Total	345.87	3,723

* Including workshop / storage space with a gross internal floor area of approximately 93.85 Sq M (1,010 Sq Ft).

BUSINESS RATES

The property is shown of the Valuation Office Agency website as having the following rateable value:-

Unit	Rateable Value	Estimated Rates Payable 2017/18
Regent House	£35,500	£17,005

For more information on business rates please visit www.gov.uk/correct-your-business-rates.

TERMS

The property is available for sale freehold with a guide price of £425,000.

The property may also be available to let, terms by negotiation.

VAT

We understand that the property is not subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment with the sole agents.

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