



TO LET

Unit 5, Titan Drive, Fengate, Peterborough, PE1 5XG

487.3 Sq M (5,245 Sq Ft)

- Prominent Trade Counter Unit
- Eaves height: 7.26 – 9.95 metres
- Nearby occupiers include Speedy Hire, Andrews Builders merchants and Toolstation
- Neighbouring occupiers include Eurocell, Switch Electrical, PlumbCity, Freshwater Bathroom & Tiles Ltd, and Brammer UK Ltd
- Fronting Fengate
- EPC 'A'

LOCATION

Titan Drive is prominently located on Fengate, at the edge of the eastern industrial employment area of Peterborough approximately 1.5 miles east of the City Centre.

Eastern Industry is one of Peterborough's principal employment areas and has evolved into a mixed use location to include industrial, trade counter, leisure and car sales uses and is considered the city's principal location for trade counter units.

Nearby occupiers include Perkins, Ridgeon's and Andrews Builders merchants, British Car Auctions, Magnet, Screwfix, Toolstation.

DESCRIPTION

Titan Drive comprises a trade counter / warehouse development of 17 units. Unit 5 is located to the front of the estate, with a prominent frontage and visibility onto Fengate.

The unit has the following specification:

- Fitted offices and WC's
- Mains services including 3 phase electricity and gas
- Electrically operated sectional loading doors
- Eaves height ranging from 7.26 - 9.95 m
- Monitored CCTV
- Mezzanine floor

The units benefit from good levels of parking to the front of the estate.

ACCOMMODATION

The approximate gross internal floor area is as follows:-

	Sq.M	Sq.Ft
Unit 5	487.3	5,245

* Including a mezzanine floor of approximately 113.4 Sq M (1,221 Sq Ft).

SERVICES

Mains electricity gas and water are available to the premises. 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 is levied for the upkeep and maintenance of the communal areas of the estate legal costs.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £22,500 (2017 list).

For the year commencing 1 April 2017 rates will normally be charged at 46.6p in the pound. From the VOA web site the estimated business rates payable are £10,485 pa

TERMS

The unit is available on a new lease on terms to be agreed.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

VAT will be payable on the rent.

VIEWING

The site can be viewed by appointment through the joint agents:-

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