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INDUSTRIAL – FOR SALE FREEHOLD

Eddisons

Incorporating Barker Storey Matthews



BLLENHEIM WAY, MARKET DEEPING, PETERBOROUGH PE6 8LD

PRICE ON APPLICATION

3,499 sq m (37,668 sq ft)

- Former meat processing factory
- Fully insulated and white-walled factory areas
- Property offered with existing plant including 750 tonne/week plate freezers and cold stores if required
- 1000 KVA Power Supply
- Established Industrial Estate with easy access to A15/A1175/A16 Trunk Roads

LOCATION

The property is located within the established Northfields Industrial Estate, situated on the northern edge of Market Deeping and with direct access to the A15/A1175 trunk roads. Market Deeping is situated 9 miles north of Peterborough, 9 miles to the east of Stamford and 12 miles to the west of Spalding, in immediate proximity to the food growing region of The Fens.

DESCRIPTION

The property comprises a former meat processing plant arranged in two interconnected steel framed and fully insulated buildings. Internally the property provides a number of processing areas, staff accommodation, offices, large freezer hall, temperature controlled packing areas and workshop area. The property is predominantly insulated and white walled throughout all processing areas and is offered (if required) with the benefit of the existing Samfi horizontal form plate freezers with a capacity of 750 tonnes per week and cold store with 600 tonne capacity, as well as a significant amount of other temperature control plant which conditions various areas of the building. A Full list of the plant that can be included in the sale is available from the selling agents on request.

Externally there is a large loading yard to the rear and side of the property accessed off Blenheim Way, with two associated loading doors, as well as a smaller yard area to the front of the property accessed off Stirling Way with a further loading door. The total site area is approximately 1.83 Acres.

ACCOMMODATION

| | | |
|-------------------------------|----------------------|-----------------------|
| Ground floor production – | 2,956.24 sq m | (31,822 sq ft) |
| Ground floor plant - | 120.40 sq m | (1,296 sq ft) |
| Ground floor offices - | 174.80 sq m | (1,882 sq ft) |
| First floor offices / staff - | 247.89 sq m | (2,668 sq ft) |
| Total - | 3,499.33 sq m | (37,668 sq ft) |

Please note – floor areas are stated on a Gross Internal Area basis and have been taken from the Valuation Office Agency website. Interested parties should rely upon their own inspection to verify floor areas.

PRICE

The property is offered freehold with Vacant Possession on completion. Price on Application.

VAT

The property is registered for VAT purposes and VAT will be payable in addition to the purchase price

BUSINESS RATES

Rateable Value: £164,000

Interested parties are advised to confirm the rates payable figure with South Kesteven District Council.

SERVICES

The Vendors advise that the property has mains power, water and drainage connections. The vendors further advise that the site has a 1000KVA power supply and associated transformer. No services have been tested and no warranties can be given or implied as to their capacities or current status. Interested parties are encouraged to rely upon their own investigations in this regard.

LEGAL COSTS

Each party is to be responsible for its own legal costs in connection with this matter.

EPC

The property has an EPC Rating of C (59). A copy of the certificate is available on request.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

Julian Welch
01733 556496
Julian.welch@eddisons.com

801.176591
231115

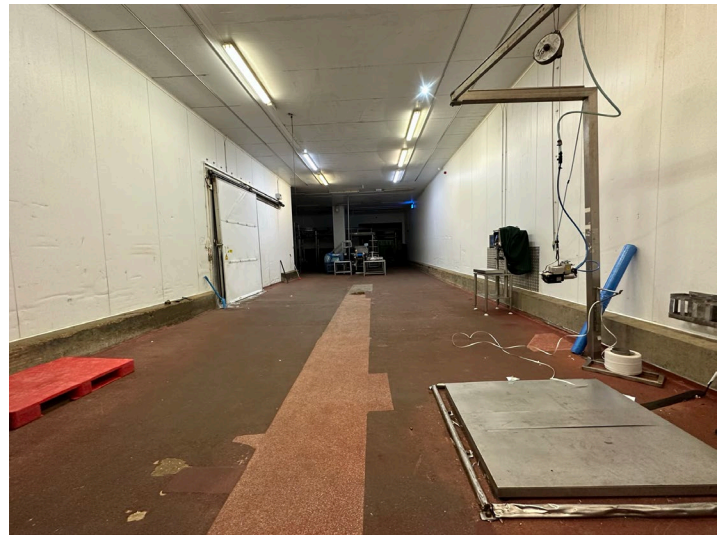
For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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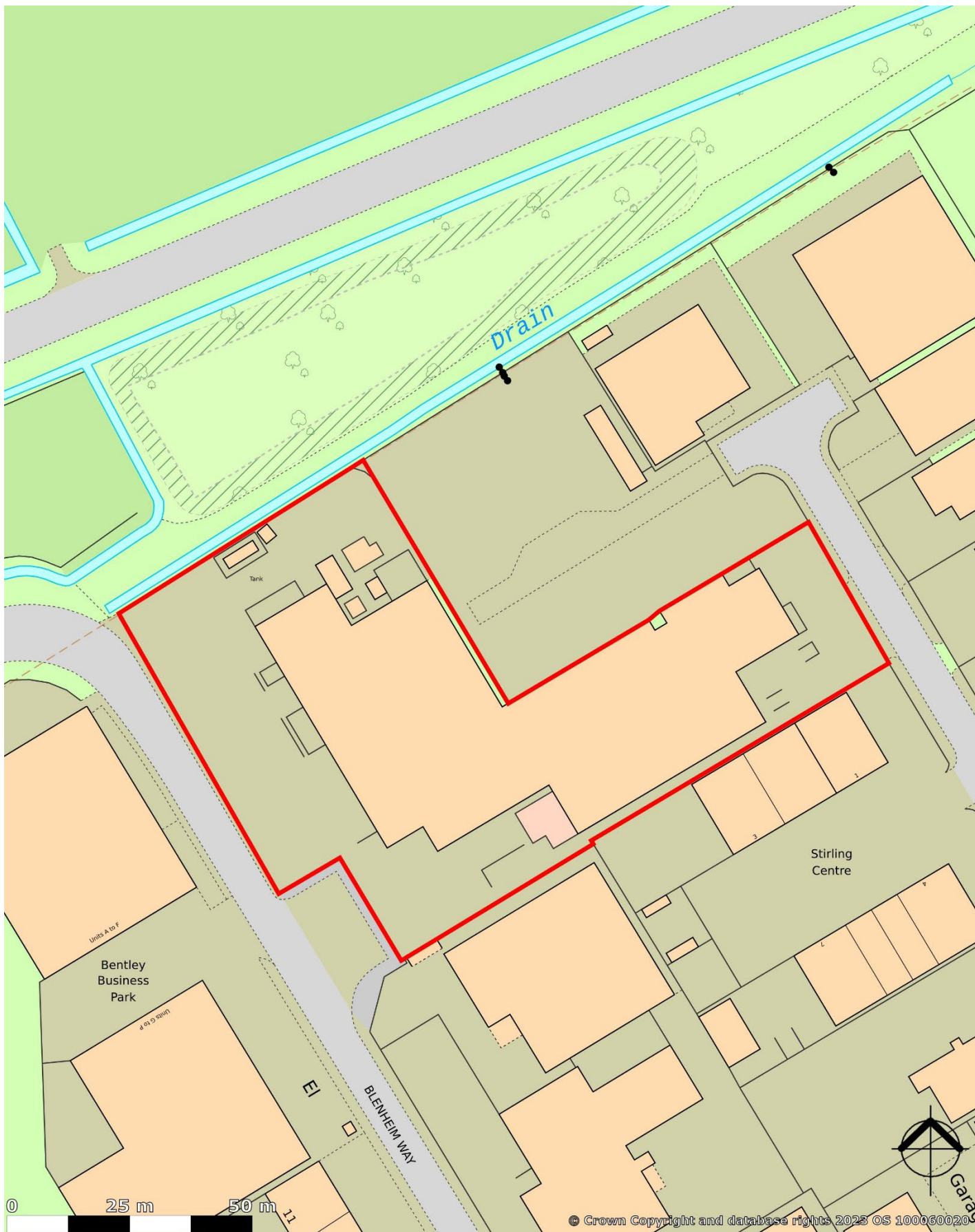
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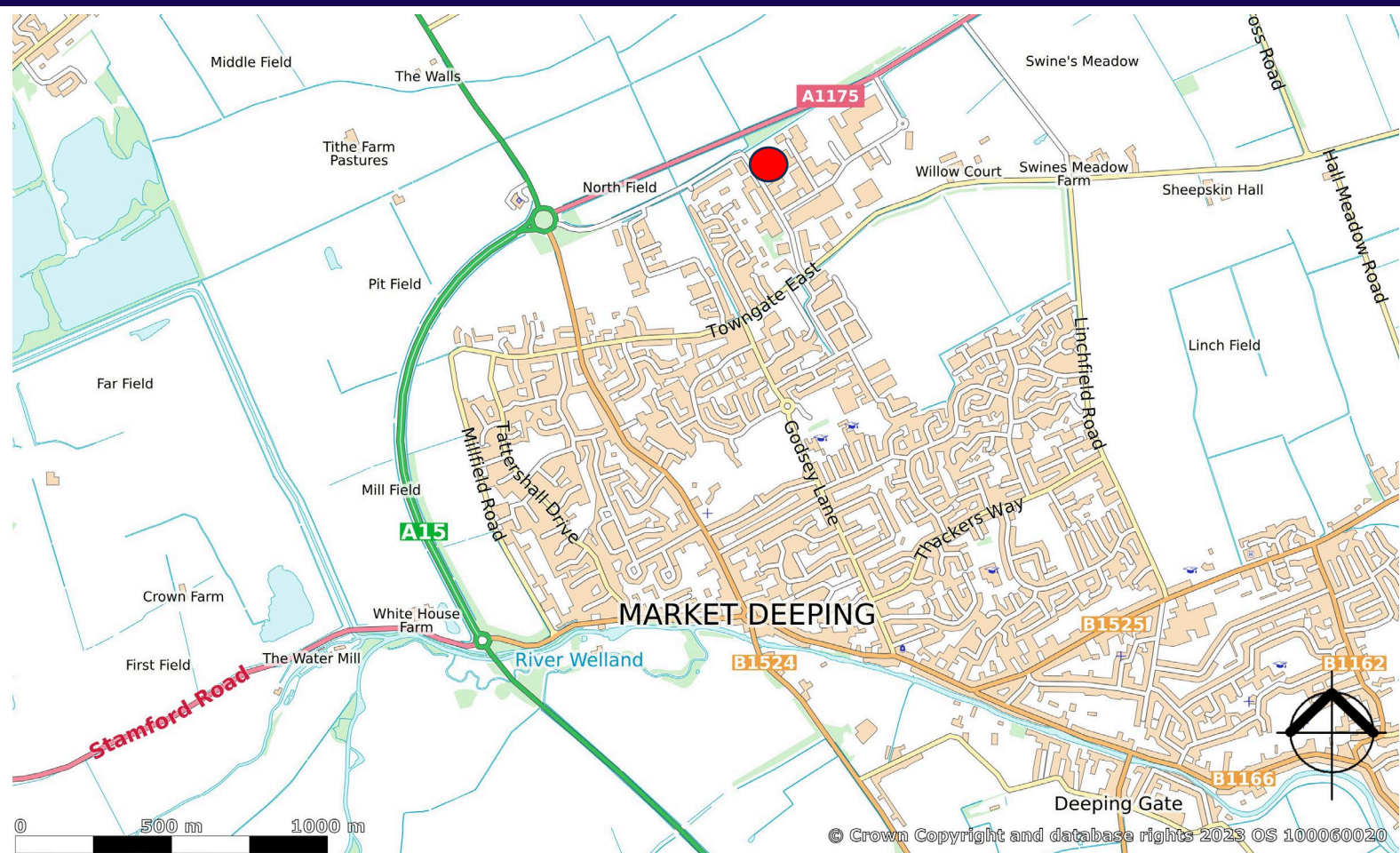
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