

31 ALFRIC SQUARE

Peterborough, PE2 7JP



Key Highlights

- 1,428 sq ft
- Qualifying business may qualify for 100% small business rates relief
- Vehicle and motor trade use not permitted
- Onsite car parking
- Suitable for a range of uses - subject to planning and Landlord's consent
- Electric roller shutter door
- EPC Rating: E

Description

The property is an end of terrace industrial/warehouse unit with electric roller shutter door. Externally, the property has a shared parking area. The unit has an insulated asbestos roof which was over-clad with a new steel corrugated roof system in 2016.

Location

Alfric Square is located off Maxwell Road within the Woodston commercial area of Peterborough. It is approximately 2 miles south-west of the city centre and 0.5 miles from the Peterborough ring road (Parkway) dual carriageway system which connects to J17 of the A1(M), A605 and A47. Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge

Nearby occupiers include Oakham Ales, Big Motoring World and Booker Wholesale.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 31	1,428	132.67	Available

Viewings

Strictly by appointment with the sole agents.

Terms

The unit is available to rent on terms to be agreed.

Service Charge

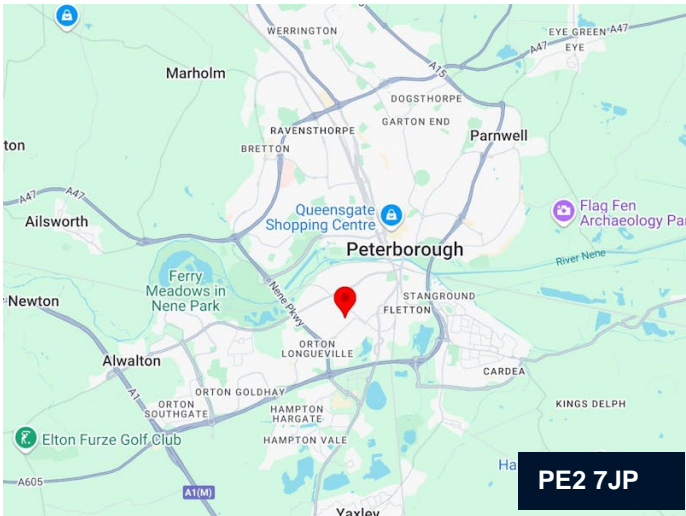
A service charge is payable towards the maintenance of common areas. Further details are available upon request.

Business Rates

From enquiries made of the Valuation Office Agency web site we understand the property has a Rateable Value of £7,300. Qualifying businesses may be eligible for 100% business rates relief. We recommend interested parties make their own enquiries to Peterborough City Council.

Business Rates

Rates payable: £3,642.70 per annum
(based upon Rateable Value: £7,300)



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