

**Mileway**

# Fengate Industrial Estate Peterborough

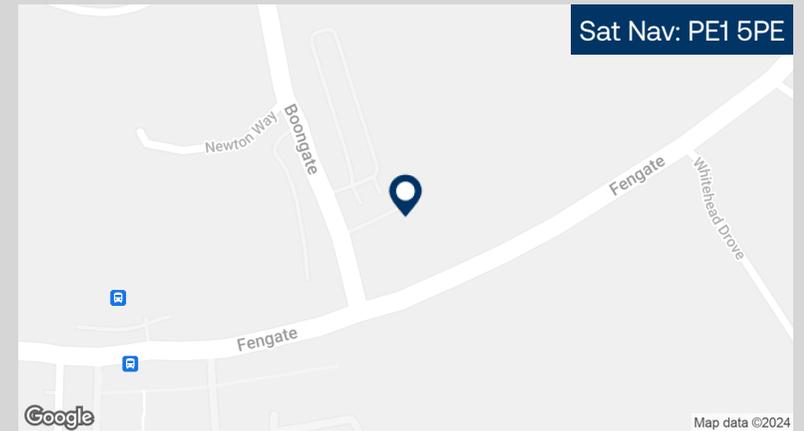
Available to Let  
Warehouse  
21,043 sq ft ( 1,955 sq m )



-  Prominent retail / showroom unit
-  Suitable for a range of uses
-  Motor trade uses accepted
-  Direct access to Boongate & Fengate
-  Separate customer / yard access
-  Showroom, offices and warehouse

# Fengate Industrial Estate

Fengate Industrial Estate Peterborough PE1 5PE



## Description

The property, which sits on a site of just over 1 acre but with external space (parking, loading and yard), comprises of a detached showroom / warehouse building. There is a customer / trade entrance to the front, along with customer parking. There is a loading area to the rear which is accessed from Fengate. The exterior is made up of cladding and brickwork. There are various offices, trade counter, showroom and storage areas within the property.

## Location

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. The city has excellent rail with the fastest journey time to London's Kings Cross St Pancras being approximately 45 minutes.

The property is prominently located at the junction of Boongate and Fengate which is within the Eastern Industrial Area of the City and approximately 1.5 miles to Peterborough City Centre. The A1139 (Frank Perkins Parkway) dual carriageway is located within 0.5 miles providing direct access to Peterborough's ring road system and the A1(M).

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Fengate Industrial Park	Warehouse	21,043	1,955	03/06/2024
<b>Total</b>		<b>21,043</b>	<b>1,955</b>	

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