

Peterborough

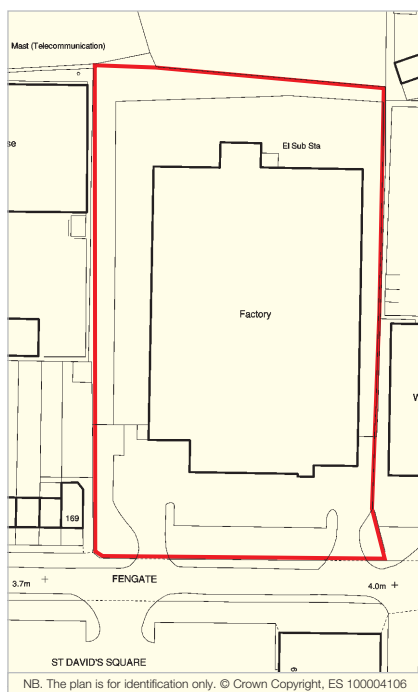
183 Fengate

Cambridgeshire

PE1 5BZ

- **Freehold Industrial Investment**
- Let to Solaglas Ltd
- 3,469.7 sq m (37,318 sq ft) (1) on a 0.821 hectare (2.03 acre) site
- Well established industrial location
- Rent Review 2013
- Current Rent Reserved

£160,814 pa



Tenure

Freehold.

Location

Peterborough is an important Cambridgeshire city with a population of some 163,000. The city is located some 73 miles north of London and 35 miles north-west of Cambridge. Road communications are good with the A1(M) immediately to the west.

The property is situated in a well established light industrial area, together with some residential, approximately 1 mile east of the city centre. In addition the area has a number of trade counters as well as larger light industrial units. More particularly the property is situated on the north side of Fengate which provides access to the A1139 Frank Perkins Parkway and then on to the A1(M). Occupiers close by include Screwfix Direct, Howdens, Plumb Center, Autoglass, Tile Giant and Ridgeons.

Description

The property comprises a single storey industrial unit having the benefit of two storey ancillary/office accommodation to the front. The minimum eaves height ranges from 3.08m-6.01m. In addition the property benefits from on-site parking for some 41 vehicles, together with a loading area to the rear.

The property provides the following accommodation and dimensions:

Ground Floor	3,237.9 sq m	(34,854 sq ft)
First Floor	231.8 sq m	(3,464 sq ft)
Total (1)	3,469.7 sq m	(37,318 sq ft)

(1) Areas taken from www.voa.gov.uk

Site Area	0.821 Hectares	(2.03 Acres)
------------------	-----------------------	---------------------

Tenancy

The entire property is at present let to SOLAGLAS LTD guaranteed by Glaciers de Saint Roche S A for a term of 25 years from 19th October 1993 at a current rent of £160,814 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.glassolutions.co.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms M Williams, Berwin Leighton Paisner LLP. Tel: 020 3400 4530 Fax: 020 3400 1111 e-mail: martha.williams@blplaw.com

