

# LINCOLN ROAD INDUSTRIAL ESTATE



ESTABLISHED TRADE COUNTER  
& INDUSTRIAL LOCATION



COMPREHENSIVELY  
REFURBISHED



GOOD ON-SITE  
PARKING



LAST UNIT  
AVAILABLE

UNIT 9 TO LET 3,593 ft<sup>2</sup>

LINCOLN ROAD INDUSTRIAL ESTATE, BRASSEY CLOSE, PETERBOROUGH, PE1 2AZ

LINCOLN  
ROAD  
INDUSTRIAL  
ESTATE



# LINCOLN ROAD

INDUSTRIAL  
ESTATE



**IN GREAT  
COMPANY**



PE1 2AZ

# LINCOLN ROAD

## INDUSTRIAL ESTATE



### LOCATION

The Lincoln Road Industrial Estate is located approximately 1.75 miles north of Peterborough City Centre, and immediately south of roundabout 18 which forms the junction of the A15 and A47 trunk roads. Access to the estate is via Brassey Close.

The estate is located close to the new Bourges View development where trade counter occupiers including Toolstation, Wurth, Brewers, Millfield Autoparts and Careco are based.

### DESCRIPTION

The Lincoln Road Industrial Estate is a development of 12 refurbished industrial units constructed of steel portal frame with brick elevations. Externally there is ample manoeuvring space for deliveries and for staff/visitor parking with specific information available on request. All main services are available and connected to units.

### SPECIFICATION

- Comprehensively Refurbished
- Excellent Brand Signage Opportunities
- Highly Visible
- Established Location
- Good On Site Parking

For more information please contact the joint agents:



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### ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

| UNIT 9    | M <sup>2</sup> | FT <sup>2</sup> | EPC    |
|-----------|----------------|-----------------|--------|
| Warehouse | 334            | 3,593           | C - 71 |

### LEASE TERMS

The unit is available on a new full repairing and insuring lease.

### BUSINESS RATES

Rates payable - £12,470 per annum.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT.

### ENERGY PERFORMANCE RATING

C - 71.

