

LINCOLN ROAD

INDUSTRIAL
ESTATE



ESTABLISHED TRADE COUNTER
& INDUSTRIAL LOCATION



COMPREHENSIVELY
REFURBISHED



GOOD ON-SITE
PARKING



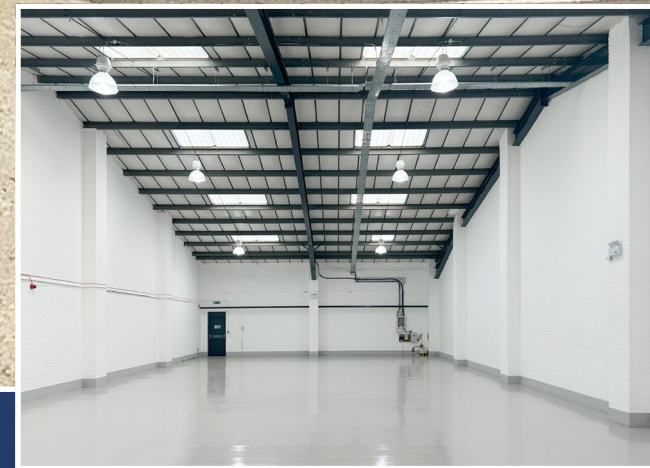
**LAST UNIT
AVAILABLE**

UNIT 9 TO LET 3,593 ft²

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

LINCOLN ROAD

INDUSTRIAL
ESTATE



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IN GREAT
COMPANY



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, Würth, 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

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 9	M ²	FT ²	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

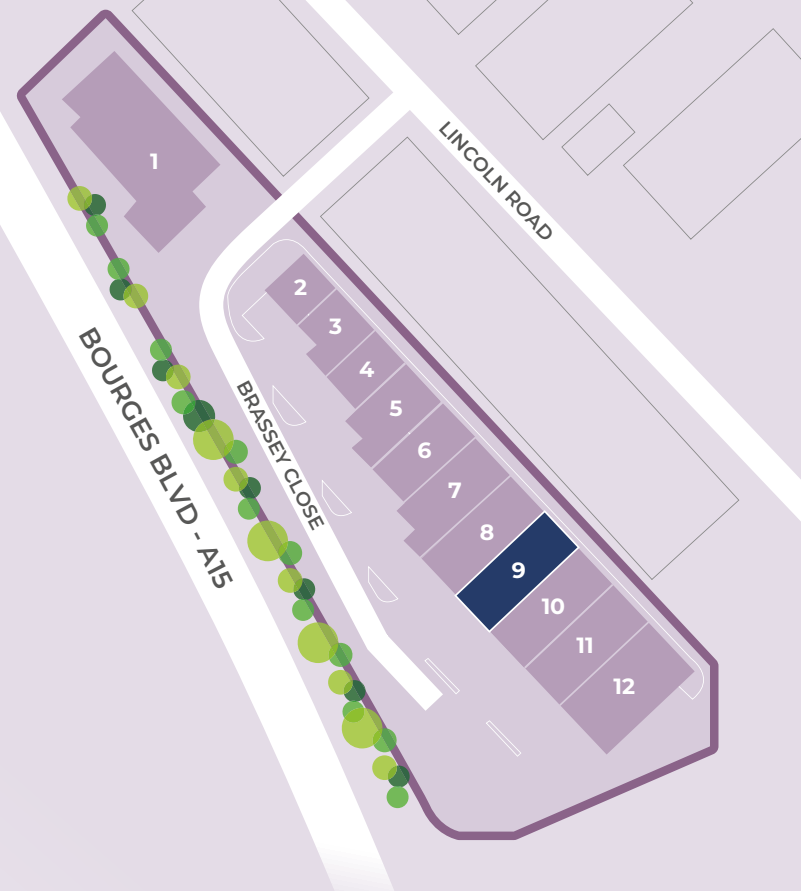
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE RATING

C - 71.



For more information please contact the joint agents:



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