



FOR SALE / TO LET

1-2 Adam Court, Newark Road, Eastern Industry, Peterborough PE1 5PP

163.70 Sq M (1,762 Sq Ft) – 327.5- Sq M (3,525 Sq Ft)

- Detached Office Building
- 1.5 Miles from the City Centre
- 14 Car Parking Spaces
- EPC Rating 'C'

LOCATION

The property is located on the western side of Newark Road approximately 1.5 miles from the City Centre, close to the junction of Newark Road and Vicarage Farm Road. It provides excellent access to Frank Perkins Parkway which links to the A1 (M) and the A47.

Eastern industry is a mixed trading estate with well known companies such as Perkins Engines, British Car Auctions and Magnet together with retail warehouses such as Halfords and Homebase.

DESCRIPTION

The property comprises a two storey detached office building of brick construction beneath a pitched slate roof.

The offices have suspended ceilings with fluorescent lighting, carpeting throughout, skirting trunking and window blinds. The windows are double glazed and there is gas fired central heating. There is a kitchen area and WC facilities.

Externally there is parking for 14 cars.

ACCOMMODATION

The available floor has the following approximate net internal floor area:

Description	Sq m	Sq ft
Ground Floor	163.80	1,763
First Floor	163.70	1,762
Total	327.50	3,525

BUSINESS RATES

The property has been assessed as follows:-

Unit	Rateable Value	Estimated Rates Payable 2016/17
1-2 Adam Court	£20,750	£10,312.75

From **1st April 2017** the draft rateable value now released by the VOA is £22,250 for more information please visit www.gov.uk/correct-your-business-rates.

TERMS

The property is available to let as a whole or on a floor by floor basis on terms to be agreed.

Alternatively a sale of the freehold interest will be considered.

SERVICE CHARGE

The property is subject to an estate service charge.

LEGAL COSTS

Each party to bear their own legal costs in respect of the transaction.

VIEWING

Strictly by appointment with the sole agents.

William Rose

Email : wrose@savills.com

Tel : 01733 201391

Edward Gee

Email : egee@savills.com

Tel : 01733 209906



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:-

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own, behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Figures quoted in these particulars may be subject to VAT in addition.

Compiled: October 2016