

TO LET

8.43 acres (3.41ha)

84,277 sq.ft (7,829 sq m)

BOONGATE PETERBOROUGH PE1 5AH



8.43 acres (3.41 ha)

84,277 sq ft Workshop and storage space in three separate buildings

Property Highlights

- TO LET
- Prominent location on Boongate and Newark Road in the Fengate area of Peterborough.
- Former car auction centre.
- Extensive secure, lighted and surfaced external storage areas.
- Offices, workshop and staff welfare areas.
- Ideal for ongoing Motor trade uses.
- Suitable for uses requiring extensive external storage areas.
- Available immediately as a whole or in part

For more information, please contact:

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Location

The property is located at the junction of Newark Road and Boongate, in the Fengate commercial area approximately 0.25miles from Junction 5 of the A1139 Frank Perkins Highway.

The Fengate area is accessible from Junction 5 of the A1139 Frank Perkins Parkway which connects via the A605 Fletton Parkway to Junction 17 of the A1(M) which is 6 mile to the West..

Peterborough City Centre and Rail Station are 1.5 miles to the West.

Description

The property provides the following accommodation:

Building 1

- A detached portal frame single storey workshop with 2 storey office and welfare facilities.
- 5 level access loading doors
- 8m eaves.
- LED lighting to the Workshop.
- Radiant gas heating in parts.
- Offices and staff welfare facilities.

Building 2

- A detached portal frame single storey workshop with ancillary offices and staff welfare facilities.
- 3 level access loading doors.
- Eaves to 6m.
- LED Lighting.
- Offices.

Building 3

- A detached portal frame single storey workshop with ancillary offices and Staff welfare
- 4 Level access loading doors
- 6m eaves
- Lighting
- Gas radiant heating in part
- 2 Canopies

External Area

Externally comprises a large area laid with block and asphalt, palisade perimeter fencing , external lighting and drainage.

Accommodation

Description	Sq M	Sq Ft
Building 1	3,289	35,402
Building 2	2,658	28,610
Building 3 (includes canopy of 12,960sq ft)	1,878	20,215
TOTAL Approx GIA	7,825	84,227
Site Area	8.43 Acres	3.41 Hectares

Business Rates

Rateable Value £359,605

Planning

The premises most recent use was for car auctions (Sui –Generis) under the Town and Country Planning Act (Use Classes) Order 1987 (as amended April 2021). Alternative planning uses may be available.

All parties are advised to contact Peterborough City Council in relation to planning enquiries.

Tenure

The property is available by way of an assignment or subletting of the existing lease which expires in October 2031.

Rent

Please contact the letting agents for confirmation of the guide rents.

EPC

EPC Available upon request.

VAT

The property is elected for VAT.

Services

We understand that all mains' services including drainage, water, gas and electric are provided to the property.



**CUSHMAN &
WAKEFIELD**

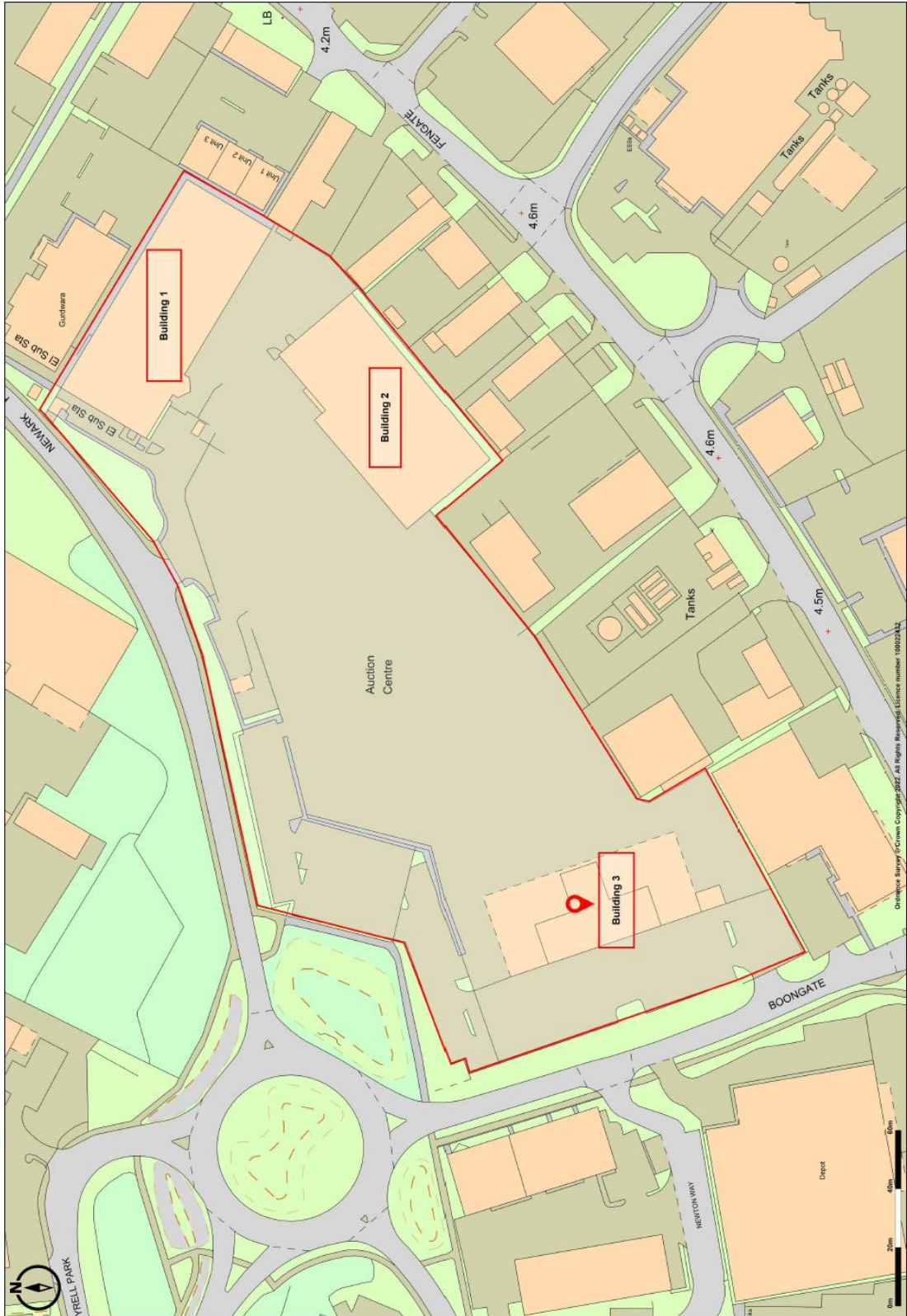
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BCA Peterborough



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WAKEFIELD**

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Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

Viewings

Strictly by appointment with the sole agent, Cushman & Wakefield:

Dominic Towler
Senior Surveyor
+44 (0)7387 259958
dominic.towler@cushwake.com

PHOTOS

BUILDING 1





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BUILDING 2



BUILDING 3





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External Yard Area





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