



**TO LET**  
£12,000 Per annum

UNIT 3 ASTON BUSINESS PARK  
SHREWSBURY AVENUE  
PETERBOROUGH | PE2 7BF

- Modern Industrial Unit
- Mezzanine
- 3-Phase Electric Supply
- Parking for approximately 4 cars

## LOCATION

The property is located on Aston Business Park just off Shrewsbury Avenue in Woodston, a popular mixed-use area to the south of the city. Shrewsbury Avenue is adjacent to the A1260 Nene Parkway, in turn giving easy access to the national road network via the A1(M), which is approximately 3 miles to the south. The city centre and railway station are approximately 2 miles to the north where direct trains can reach London in approximately 45 minutes.

## DESCRIPTION

A secure steel portal-frame building providing self-contained storage/industrial space. The property benefits from three-phase electricity, mains water and drainage, concrete floor, roller shutter door, high bay lighting. The office benefits from surface-mounted LED lighting, perimeter trunking and electric heating. WC facilities are located at ground-floor level. There is separate office space located on a first-floor mezzanine.

## ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA is 1,000 sq ft (92.9 sq m)  
Plus Mezzanine 367.62 sq.ft (34.15 sq.m)

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the Property has an April 2023 Rateable Value of £7,700. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The EPC rating is currently being determined and will be available once the Property is completed.

## VAT

The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

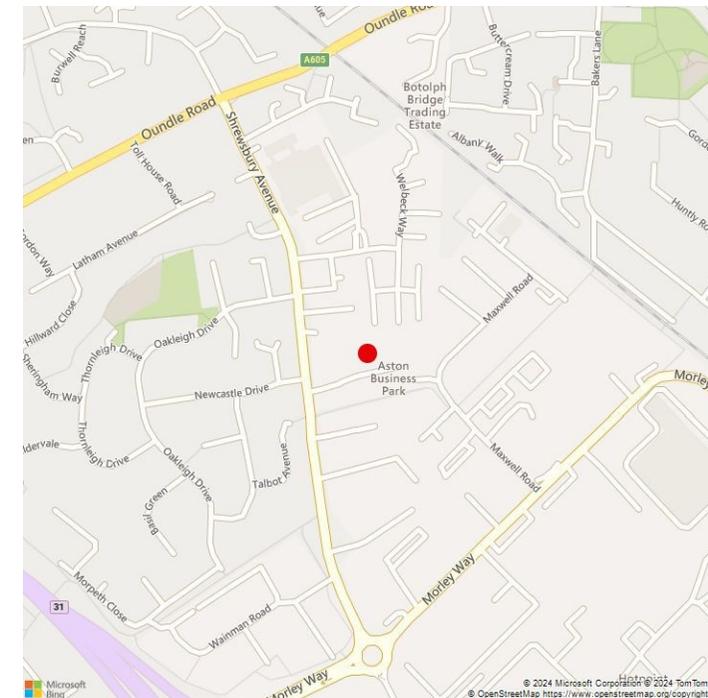
## LEGAL COSTS

Each Party to bear their own legal costs.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the

Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





**SUBJECT TO CONTRACT Disclaimer:**

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