

TO LET - INDUSTRIAL

# WULFRIC SQUARE

Bretton, Peterborough, Cambridgeshire, PE3 8RF



## Key Highlights

- 625 sq ft
- Flexible terms
- Zero business rates for qualifying businesses
- 1.75 miles from city centre
- Good on site parking

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## Location

Peterborough is an expanding Cathedral city and has a population in excess of 195,000. Major companies established in Peterborough include Perkins Engines, Baker Perkins, Amazon and British Sugar. Rail communications are excellent being the East Coast line with the fastest train time to London Kings Cross being 45 minutes. There are also good road connections to the A1(M) and A47. Wulfric Square is located in Bretton on a busy business park 1.75 miles north of the city centre. The site is adjacent to the A47.

## Description

Wulfric Square comprises 30 industrial units of steel frame construction with elevations of brick and corrugated cladding. Each unit has an electrically operated roller shutter door and car parking. Internally the units have fluorescent lighting and WC facilities.

## Accommodation

Name	sq ft	sq m	Rent	Availability
Unit - 29	625	58.06	£7,813 per annum	Under Offer

## Terms

Unit 29 - Quoting rent - £7,813 per annum plus VAT - Maintenance charge £500 per annum plus VAT - Deposit required: £3,000

The following options are available:-

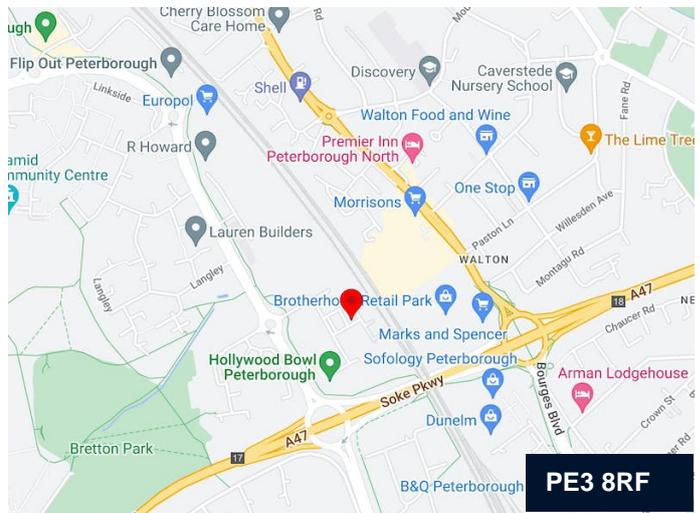
Fixed 3 year agreement - 7.5% discount on the Principal Rent would be offered

3 year agreement with an annual break option

3 year agreement with a rolling 3 month break option - 10% premium to be added to the principal rent with this option

## Viewings

Strictly by appointment with the sole agents.



## Contact

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