

OFFICE INVESTMENT



FOR SALE

Dominion House, Adam Court, Newark Road, Eastern Industry, Peterborough PE1 5PP

Approximately 345.77 Sq M (3,708 Sq Ft) – Net Internal Area

- Part let to National Grid Gas PLC until December 2027
- Seeking offers in the region of **£475,000** plus VAT
- Recently refurbished to a high standard

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Stuart House
City Road
Peterborough
PE1 1QF



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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 B&M.

DESCRIPTION

The property comprises a two storey detached office building of brick construction beneath a pitched slate roof. Dominion House forms part of a small, self-contained landscaped office estate.

The offices have recently been extensively refurbished to a high standard incorporating air conditioning, suspended ceilings with LED lighting, carpeting throughout, and skirting trunking. The windows are double glazed. The fitted kitchen area and WC facilities have also been renewed.

Externally there is parking for 16 cars within the on-site car park.

ACCOMMODATION

The property has the following approximate net internal floor area:

Description	Sq m	Sq ft
Ground Floor	167.68	1,805
First Floor	176.79	1,903
Total	344.57	3,708

BUSINESS RATES

The property is due to be re-assessed.

SERVICE CHARGE

The property is subject to an estate service charge.

TENANCY INFORMATION

Ground floor – LET to National Grid Gas PLC on a new lease commencing December 2017 for a term of 10 years at a rent of £18,060 per annum with a tenant only break at year 6 subject to a 4 month rent penalty.

First Floor – Vacant

TERMS

The long leasehold interest is for sale and has approximately 971 years remaining. Guide price of £475,000. VAT is chargeable on the sale price or rents.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the sole agents.

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