

Peterborough

Northey House

Oxney Road

Cambridgeshire

PE1 5YW

- Freehold Warehouse/Office Investment
 - Comprising 2,158.6 sq m (23,236 sq ft) warehouse and offices
 - Vacant possession of 346.6 sq m (3,731 sq ft) offices
 - Established industrial location
 - Rent Reviews from 2012
 - Total Current Rents Reserved
- £44,364**
Rising to £58,284 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Peterborough is an important Cambridgeshire city with a population of some 134,000. The city is located some 73 miles north of London and 35 miles north-west of Cambridge. Road communications are good with the A1(M) immediately to the west. The property is situated approximately 2½ miles to the north-east of the town centre. Oxney Road runs east off Frank Perkins Way (A1139 Junction 7) which is one of the principal through routes across the town linking the A47/A15 in the north with the A1M in the south. Oxney Industrial Estate is adjacent to the property and occupiers include Watling JCB Limited and Cleve Hill.

Description
The property is arranged on ground and one upper floor to provide a two storey office/warehouse comprising seven ground floor warehouse units together with 10 office suites on the ground and first floors.

The property benefits from car parking to the front and an extensive service yard and additional parking to the rear.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 95 Peterborough**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion	
Part Warehouse 1	S Hill	Ground Floor Warehouse	208.40 sq m (2,243 sq ft)	6 months from 01.08.11 Effectively FR & I	£1,400 p.a. (Annualised)	Holding over
		Mezzanine Office	18.90 sq m (203 sq ft)			
		Total	227.30 sq m (2,446 sq ft)			
Part Warehouse 1	I Williams	Ground Floor Warehouse	201.20 sq m (2,166 sq ft)	3 months from 30.11.11 Effectively FR & I	£7,800 p.a. (Annualised)	Holding over
Warehouse 2 & Office Suites 3 & 4	N Shabbir	Ground Floor Warehouse (1)	250.80 sq m (2,700 sq ft)	6 years from 01.01.12 Rent review in the 3rd year Effectively FR & I	£5,200 rising to £7,800 in Year 2 and £10,400 in Year 3	Rent Review 2015
		Ground Floor Offices (1)	58.00 sq m (625 sq ft)			
		First Floor Offices (1)	58.15 sq m (626 sq ft)			
		Total	366.95 sq m (3,951 sq ft)			
Warehouse 3 & Office Suite 6	I Ali	Ground Floor Warehouse	224.8 sq m (2,419 sq ft)	6 years from 01.07.11 Rent review in the 3rd year. Tenant's option to break on 1 month's notice after 30.06.14 Effectively FR & I	£5,600 rising to £11,200 in Year 2	Rent Review 2014
		Ground Floor Offices	44.9 sq m (483 sq ft)			
		Total	269.7 sq m (2,904 sq ft)			
Warehouse 4	M Abdy	Ground Floor Warehouse	169.00 sq m (1,819 sq ft)	9 years from 17.05.06 Rent review every 3rd year. Tenant's option to break on 1 month's notice after 16.05.07 Effectively FR & I	£6,000 p.a.	Rent Review 2012
Warehouse 5 & Office Suite 8	A Humza	Ground Floor Warehouse (1)	304.25 sq m (3,275 sq ft)	6 years from 17.12.11 Rent review in the 3rd year. Tenant's option to break on 1 month's notice after 31.03.2013 Effectively FR & I	£3,120 rising to £6,240 after 18 months	Rent Review 2014
		First Floor Offices (1)	39.50 sq m (425 sq ft)			
		Total	340.75 sq m (3,700 sq ft)			
Warehouse 6 & 7	Brocks	Ground Floor Warehouse	273.60 sq m (2,944 sq ft)	6 years from 01.12.11 Rent review in the 3rd year Effectively FR & I	£10,000 p.a.	Rent Review 2014
Office Suites 1, 2, 5, 7, 9 & 10 (1)	Vacant	Ground & First Floor Offices	307.10 sq m (3,306 sq ft)			
Telephone Mast	Hutchison 3G UK Ltd	Telephone Mast		Term of years expiring 31.12.2021	£5,244 p.a.	Reversion 2021
(1) Not inspected by Allsop approximate areas provided by the Vendors.		Total	2,158.60 sq m (23,236 sq ft)	Total £44,364 rising to £58,284 p.a.		

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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