

For Sale

**LANDWOOD
GROUP**



85A KINGS DYKE, WHITTLESEY, PETERBOROUGH, PE7 1PG

- Detached industrial unit with large yard
- Approx 4,961 sq ft
- Site area of approx 1.3 acres
- Investment (subject to lease) or potential for vacant possession
- 5 electric roller shutter doors
- EPC - to be confirmed.
- Suitable for a range of uses - STP

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Description

The property is of steel portal frame construction with external cladding over an asbestos sheet pitched roof. The eaves height ranges from 3.7m to 4.4m and the unit has been refurbished recently and is fitted with LED lights, office, stores, a small first floor storage area, 3 phase power, gas heating, 5 electric roller shutter doors and access barriers at the front of the site. A vehicle inspection pit remains in situ. Externally there is a part concrete / mainly gravelled yard, and we understand the property has a site area of approximately 1.30 acres.

EPC

Energy Asset rating is TBC.

Price

Offers over £500,000 STC

Legal Costs

Each party will be responsible for their own legal costs.

Viewings

Strictly by appointment.

Location

Whittlesey is a market town located in the Fenland district of Cambridgeshire. The property is located in Kings Dyke, Whittlesey close to the A605 and approximately 8 miles from the A1(M) J16 (Norman Cross) and 6 miles east of Peterborough. Whittlesey is a market town located in the Fenland district of Cambridgeshire.

The subject location has been substantially improved by the new bypass which has improved access to this part of Whittlesey. It is a mixed used area with a range of industrial, warehouse, trade counter and open storage uses.

Date of particulars: April 2024