

# CONINGSBY PARK

Coningsby Road, Peterborough, PE3 8SB



## Key Highlights

- 3,021 to 18,501 sq ft
- Approx 2.5 miles north of Peterborough city centre
- 3 phase electricity
- EPC Rating: A
- Refurbished industrial / warehouse units
- Flexible lease terms
- Secure site with CCTV and dedicated parking
- Electric roller shutter door

## Location

Peterborough is located approximately 80 miles north of London at the junction of the A1(M) and the A47 and A605. It has good access to other parts of the country via the A14 and the M11. Rail access to Peterborough is excellent with the fastest journey time to London King's Cross being 45 minutes. Stansted Airport is approx. 1 hour drive away.

Coningsby Park is located approximately 2.5 miles north of the city centre and is 1 mile from the Soke Parkway (Peterborough ring road, A47) which provides easy access to the A1(M). Nearby occupiers include: Kerry Foods, Glass Systems and JB Packaging.

## Description

The units are suitable for a variety of uses including light industrial, manufacturing, retail, warehouse/trade counter use and has been extensively refurbished to the following specification:

- \* New steel profile cladding
- \* Sodium lighting
- \* 3 phase electricity
- \* Secure site with CCTV
- \* Eaves height: 4.5m approx
- \* Dedicated and shared car parking

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Rent (sq ft)	Availability
Unit - 12	9,197	854.43	To Let	£7.74	Under Offer
Unit - 19-20	6,268	582.32	To Let	-	Under Offer
Unit - 23	3,021	280.66	To Let	£8.25	Under Offer
Unit - 24	3,022	280.75	To Let	£8.25	Under Offer
Unit - 25	3,095	287.53	To Let	£8.25	Under Offer
Unit - 26	3,095	287.53	To Let	£8.25	Under Offer

## Viewings

Strictly by appointment with the sole agents.

## Terms

The units are available to let on terms to be agreed.

## Business Rates

Business rates information is available on application.

## Contact

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