UNITS 4 - 7 HUDSON SQUARE
Northfields Industrial Estate, Market Deeping, Peterborough, PE6 8AQ

Key Highlights
- 5,705 sq ft
- High quality new build unit
- Suitable for a range of uses - subject to planning
- Located within Northfields Industrial Estate
- Highly prominent site fronting Whitley Way
- Unit 5 now under offer

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Location
Hudson Square is located in Northfields Industrial Estate, Market Deeping approximately 10 miles north of Peterborough and is accessed via Whitley Way. Northfields Industrial Estate is well located adjacent to the A1175 which provides access to the A15 and Peterborough’s ring road system. Neighboring occupiers include Landis+Gyr, Pro Group and Northrop Grumman.

Description
Hudson Square is a brand new development comprising 7 light industrial units with planning consent for B1 (Business), B2 (General Industrial) & B8 (Storage & Distribution). The units are of steel frame construction and mono-pitched roofs and include sectional loading doors. Externally, the yard will be hard surfaced and will include a perimeter palisade fence, 37 parking spaces (5 of which are disabled spaces) and a 20m turning circle.

Accommodation
The properties comprise the following approximate Gross Internal Area:-

<table>
<thead>
<tr>
<th>Name</th>
<th>Sq ft</th>
<th>Sq m</th>
<th>Availability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit - 4</td>
<td>3,433</td>
<td>318.94</td>
<td>Under offer</td>
</tr>
<tr>
<td>Unit - 5</td>
<td>5,705</td>
<td>530.01</td>
<td>Under offer</td>
</tr>
<tr>
<td>Unit - 6</td>
<td>2,195</td>
<td>203.92</td>
<td>Under offer</td>
</tr>
<tr>
<td>Unit - 7</td>
<td>2,217</td>
<td>205.97</td>
<td>Under offer</td>
</tr>
</tbody>
</table>

Business Rates
The properties will require assessment once built.

Services
The units will have access to mains electricity, gas and water.

Terms
The units are available on new leases on terms to be agreed.

Viewings
Strictly by appointment with Savills.

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