

Industrial / Business Unit



FOR SALE

2 Milnyard Square, Orton Southgate, Peterborough PE2 6GX

Approximately 482.01 Sq M (5,188 Sq Ft) – Gross Internal Area

- Recently refurbished industrial / business unit
- Prominent location just off Bakewell Road and only 800 metres to the A1(M)
- Approximately 24 parking spaces within a self-contained yard area
- Nearby occupiers include BGL Group, Virgin Media & Linden Homes
- Potential to convert the remaining warehouse space into additional office accommodation
- EPC Rating 'D'

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01733 344414

Stuart House
City Road
Peterborough
PE1 1QF



2 MILNYARD SQUARE, ORTON SOUTHGATE, PETERBOROUGH PE2 6GX

LOCATION

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.

The property is located within Orton Southgate, approximately 6 miles north of Peterborough city centre and is just off the J17 of the A1(M) (Approximately 800 Metres).

DESCRIPTION

The property is a semi-detached unit of steel frame construction with low level brickwork and profiled metal clad to eaves and a pitched roof. Internally, the property comprises open plan office accommodation, warehouse space, ancillary storage and kitchen / WC facilities. The unit has been refurbished to a good standard and includes perimeter trunking, a suspended ceiling with recessed LED lighting and air conditioning in the offices. The warehouse has gas blower heaters, an electric roller shutter door and 3 phase electricity.

The warehouse could be converted into office space if required (subject to planning).

Externally, the property is situated within a block paved gated compound with security lighting providing approximately 24 parking spaces.

ACCOMMODATION

The property has the following approximate Gross Internal Floor Area:-

Description	Sq M	Sq Ft
2 Milnyard Square	482.01	5,188

EPC

The property has an Energy Performance rating of 'D'.

BUSINESS RATES

The property is shown on the Valuation Office website as having the following rateable value:-

Description	Rateable Value	Estimated Rates Payable 2018/19
2 Milnyard Square	£19,500	£9,418.50

TERMS

The property is available for sale freehold and offers are invited in excess of **£400,000**.

VAT

VAT is payable on top of the purchase price.

VIEWING

Strictly by appointment with the sole agents:-

Edward Gee

ege@savills.com

01733 209906

Sam Major

sam.major@savills.com

01733 201391





Warehouse – Photograph taken in 2017

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Figures quoted in these particulars may be subject to VAT in addition.

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