

TO LET - INDUSTRIAL

# 23 STAPLEDON ROAD

Orton Southgate, Peterborough, PE2 6TD



## Key Highlights

- 3,050 sq ft
- Close to A1(M)
- To be refurbished
- 3 phase power
- Industrial/warehouse unit
- Full height loading door
- External storage compound

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## Description

The unit is of steel frame construction with profiled cladding and full height loading door and personnel door. The accommodation provides industrial space with offices, male & female WC facilities. The unit has 3 phase power, ample communal parking is provided on site and there is an external storage compound. The unit is to be refurbished.

## Location

Peterborough is one of the fastest growing cities in the UK. Orton Southgate is one of the main employment areas of Peterborough with immediate access to the A1(M) and good access to the city's dual carriageway ring road system including A605, A47 and A15.

Major occupiers include Colorplast, Barnack (UK) Ltd, WH Smith, Hobart, Tesam Distribution Ltd, Perkins Engines, BGL Group, NCR, Safapac, Escape Fitness and Precision Valve UK Ltd.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit	3,050	283.35	To Let	Available
<b>Total</b>	<b>3,050</b>	<b>283.35</b>		

## Viewings

Strictly by appointment with Savills or our joint agents Eddisons.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

The rent is £25,162 per annum exclusive of VAT and all other outgoings.

## Legal Costs

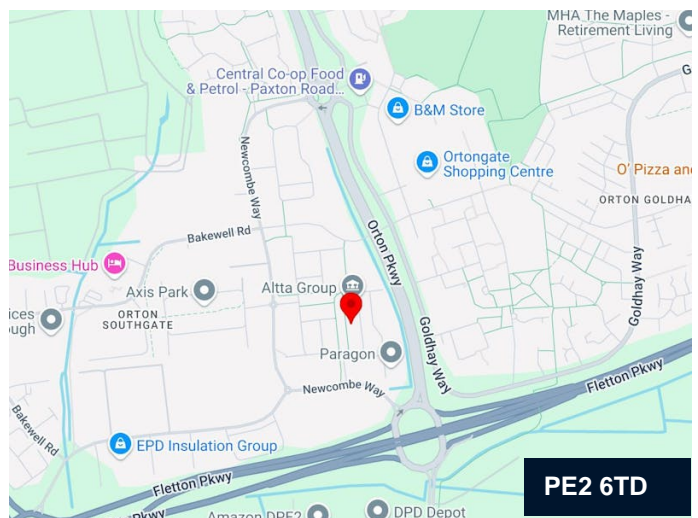
Each party to be responsible for their own legal costs in this transaction.

## EPC

E Rating

## Business Rates

Rates payable: £8,982 per annum  
(based upon Rateable Value: £18,000)



## Contact

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