

TO LET - INDUSTRIAL

# UNITS 1-2 & 4-6 AXIS PARK

Manasty Road, Orton Southgate, Peterborough, PE2 6UP



## Key Highlights

- 9,965 to 49,825 sq ft
- Industrial/warehouse units with offices
- Minimum eaves height of approximately 5.4m
- Units available separately or combined
- Close to A1(M)
- EPC Rating: D
- To be refurbished

SAVILLS Peterborough  
Stuart House  
Peterborough PE1 1QF  
**01733 344 414**  
[savills.co.uk](http://savills.co.uk)



## 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. The units are located in Orton Southgate, Peterborough, a prime commercial location and adjacent to the A1(M). Nearby occupiers include Yodel, Steinel UK Ltd, Precision Equipment Ltd and LX 250.

## Description

The units comprise terraced industrial units of steel frame construction with profiled metal cladding. All the units have an office, male & female WC's and full height sectional loading door. Externally the property includes car parking.

The refurbishment will include:- new roof covering with 15 year guarantee with installation of photovoltaic cells, new wall/ceiling mounted heating system and new ceiling hung LED lighting to the warehouse. The offices will be redecorated to include new suspended ceilings, LED lighting and PIR controls, new carpet tiles, new perimeter 3-compartment trunking with small power provision. New kitchenette and toilets.

## Accommodation

Units 1 & 2 are each 9,970 sq ft (926,24 sq m) - units 4-6 are each 9,965 sq ft (925.77 sq m)

Name	Sq ft	Sq m
Unit - 1-2 each unit	9,970	926.24
Unit - 4-6 - each unit	9,965	925.78

## Business Rates

Units 1-3 have a Rateable Value of £123,000 - Units 4-6 have a Rateable Value of £97,500

## Service Charge

A service charge is payable in respect of the common areas of the estate. Further details on request.

## Terms

The units are available to let on new leases on terms to be agreed. VAT will be payable on the rent.

## Viewings

Strictly by appointment with the joint agents Savills and Richardsons (Andrew Leech on 01780 758007)

## Contact

### William Rose BSc MRICS

+44 (0) 1733 201 391

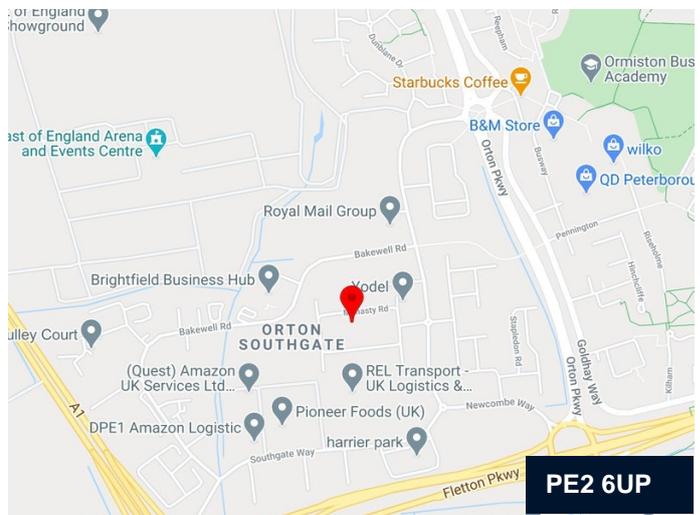
+44 (0) 7870 999 566

wrose@savills.com

### James Anderson

07977034282

james.g.anderson@savills.com



## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 25/08/2021