

TO LET

Industrial / Warehouse

Modern mid-terrace industrial unit in prime location with fast access to A1

Rent

£25,386 per annum



Summary



Modern unit on one of Peterborough's premier industrial estates



Excellent access to the A1 only minutes from the property



3 phase electricity supply



4m eaves height



Electric roller shutter door (3.5m width x 3.6m height)

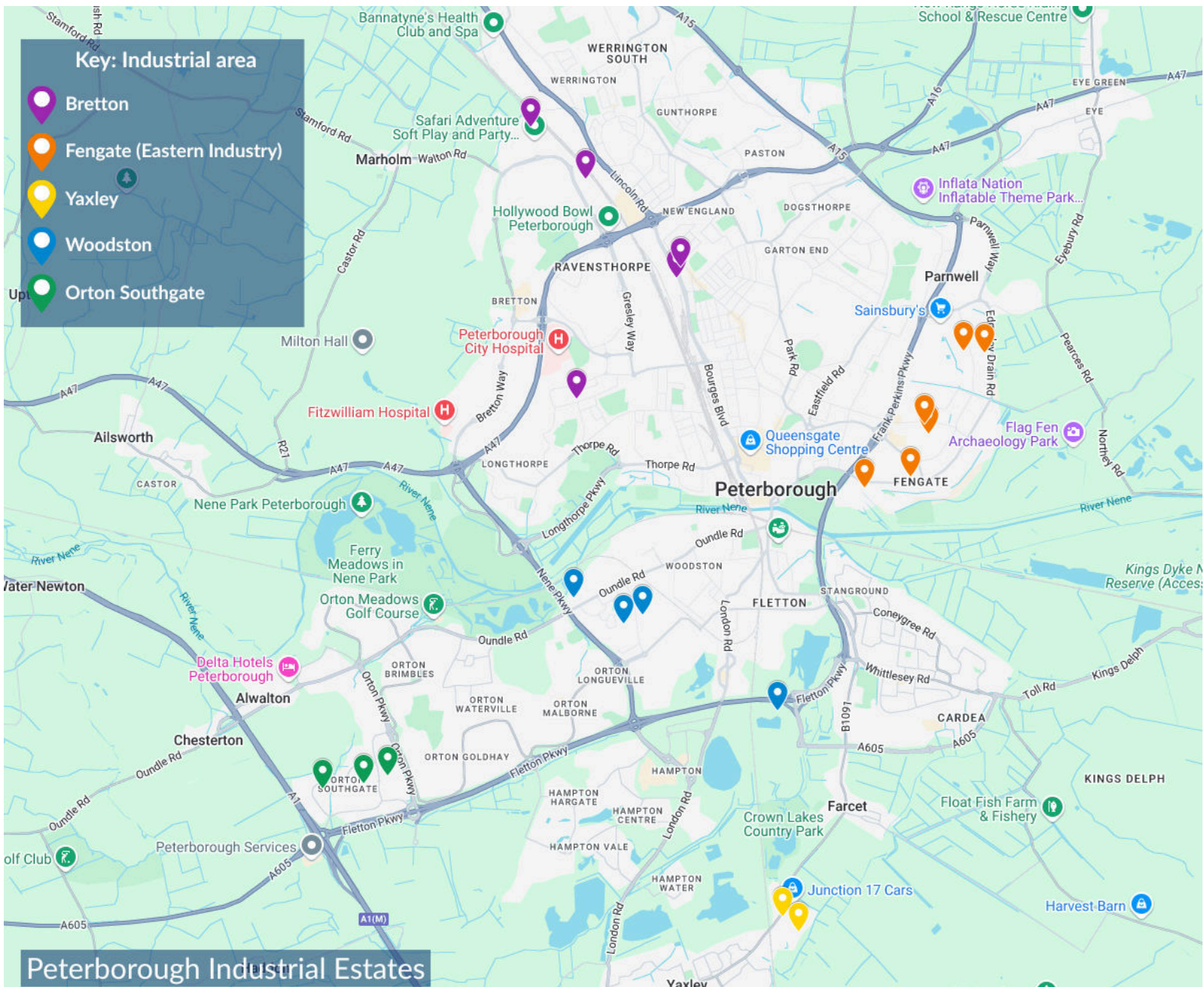


2 demised parking spaces with access to further spaces in a shared car park



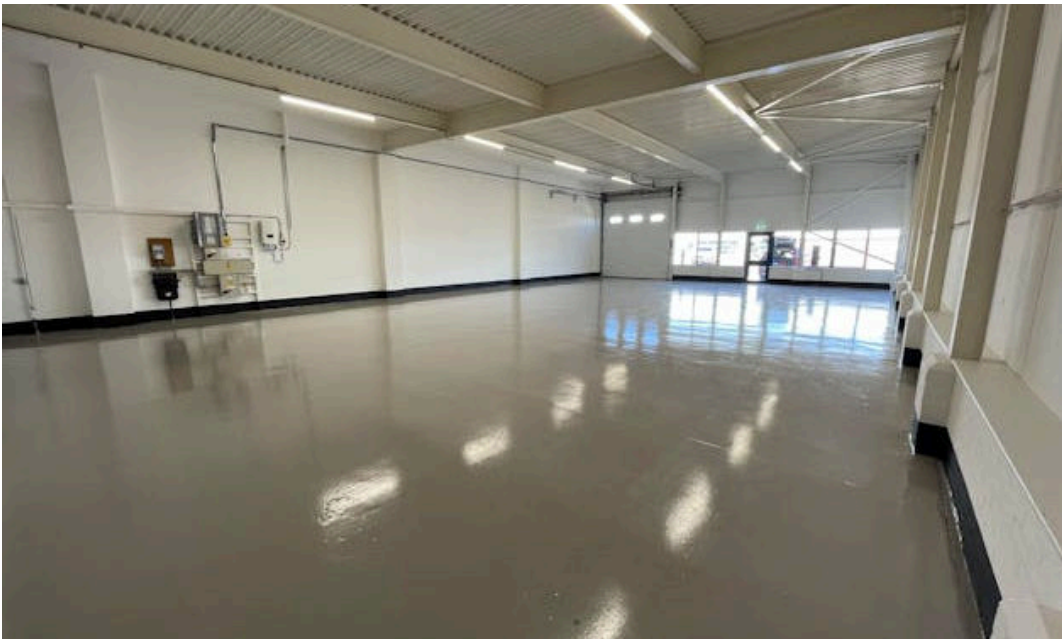
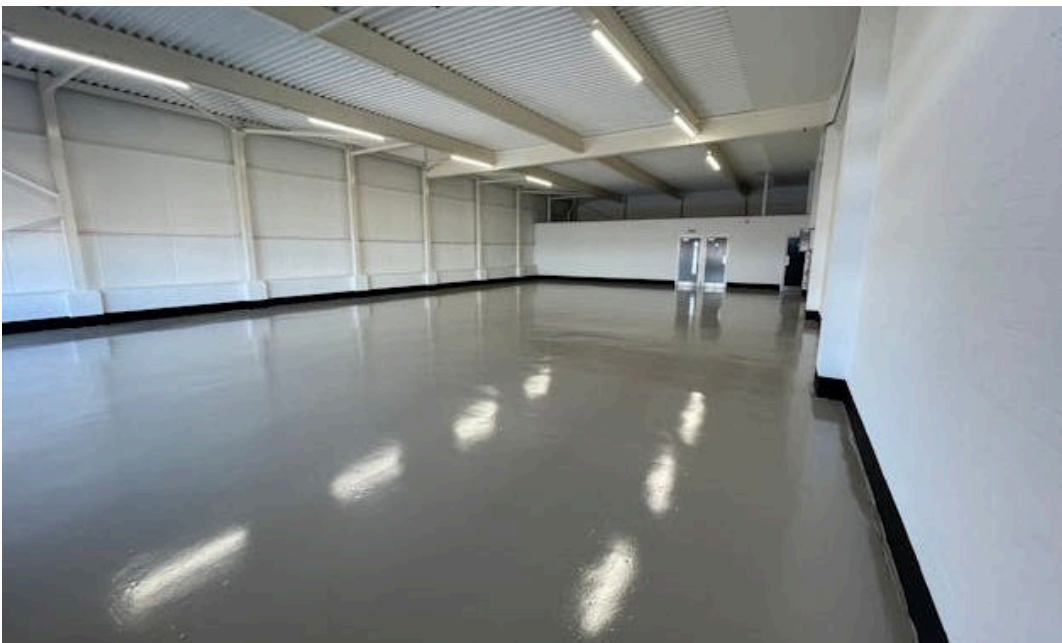
EV charging





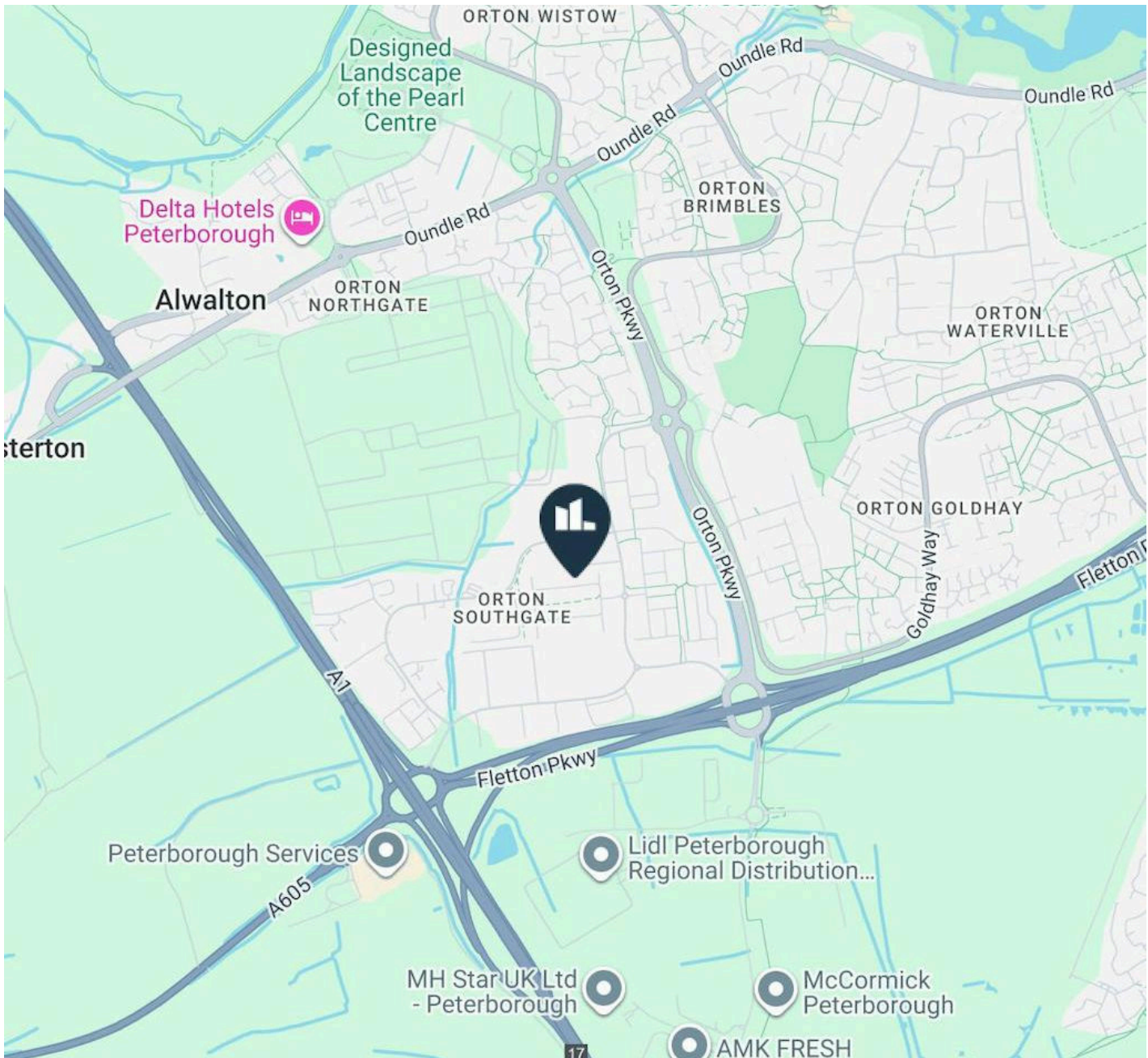
Peterborough

The Peterborough industrial market is an essential part of the UK's broader industrial and logistics sector. Located in the East of England, Peterborough benefits from its strategic positioning, offering strong transport links via the A1(M), A14, and direct access to London, which makes it an attractive location for businesses looking for distribution hubs or manufacturing spaces. Due to its proximity to key transport corridors, there is strong demand for warehouses and distribution centre's, particularly from e-commerce, retail, and logistics companies.









Location

Axis Park Industrial Estate consists of 49 terraced industrial/warehouse units within the Orton Southgate commercial area. The estate offers excellent connectivity with Junction 17 of the A1(M) less than a mile away. Nearby occupiers include Yodel, Yours Clothing, Royal Mail and Steinel UK Ltd.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Unit	3,077	285.86	Available
Total	3,077	285.86	

DESCRIPTION

The property comprises a modern, mid terrace industrial unit of steel frame construction with profile steel cladding. The unit benefits from a full height, electric shutter door together with two separate pedestrian entrances. Inside the unit is predominately a modern, open plan warehouse space with a small, fitted office at the front of the property arranged over the ground floor. There are designated male, female WC's within the office element.

TERMS

The unit is available by way of an assignment of the current occupiers lease. The lease is offered on FRI terms until 31/03/2030 with a tenant only break in 1/04/2028.

EPC

B (27)

VAT

Applicable

SERVICE CHARGE

£1,666.05 per annum

LEGAL FEES

Each party to bear their own costs

RENT

£25,386 per annum

BUSINESS RATES

Rateable Value: £18,250

Rates Payable: £9,106.75 per annum

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Further Information



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