

**TO LET**

**Industrial / Storage, Leisure,  
Light Industrial, Trade  
Counter, Industrial /  
Warehouse**

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

**Rent**

£67,300 per annum - lower than  
market rent at £6.75 psf



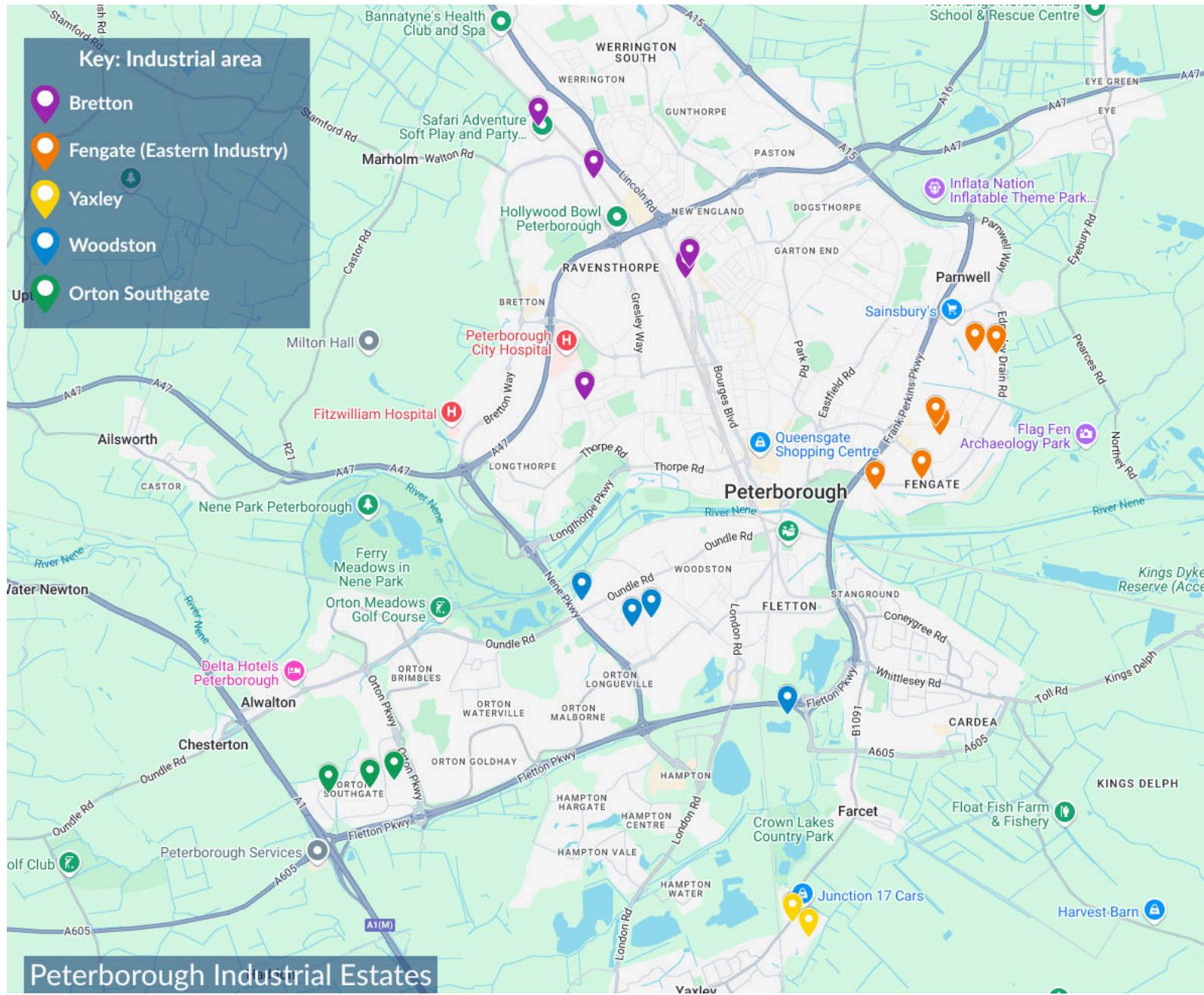
**Unit 2, Axis Park, Manasty Road, Orton Southgate, PE2 6UP**

9,970 sq ft (926.24 sq m)

## Summary

-  Modern unit on one of Peterborough's premier industrial estates
-  Unique opportunity to occupy a unit below the market rent at £6.75 psf
-  Excellent access to the A1 only minutes from the property
-  Eaves height up to 6m
-  3 phase electricity supply
-  1 full height, electric roller shutter door
-  6 demised parking spaces with access to further spaces in a shared car park
-  EV charging
-  Solar panels on the roof to reduce occupational costs





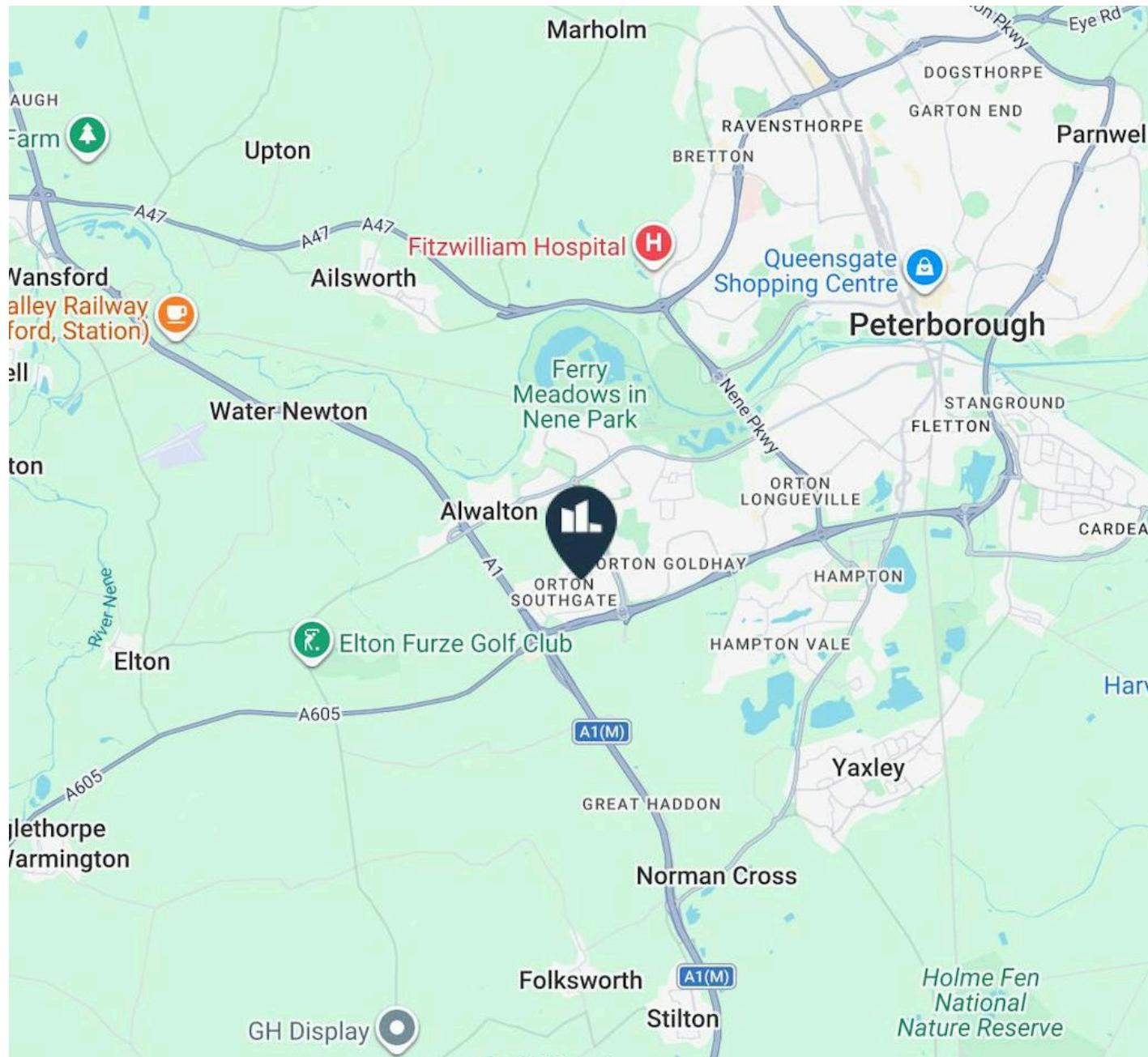
## Peterborough

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	9,970	926.24	Available
<b>Total</b>	<b>9,970</b>	<b>926.24</b>	

## 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 ground and first floor. There are designated male, female and disabled WC's within the office element as well as a kitchen area.

## TERMS

The unit is available by way of an assignment of the current occupiers lease at a favourable rent below the level being achieved elsewhere on the estate. The lease is offered on FRI terms until 21/03/2033 with a tenant only break in 22/03/2028

## EPC

B

## VAT

Applicable

## SERVICE CHARGE

£5,430.05 per annum

## RENT

£67,300 per annum - lower than market rent at £6.75 psf

## BUSINESS RATES

Rates Payable: £21,276 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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