

**TO LET**

## Industrial / Warehouse

Terraced industrial unit with office accommodation and secure parking/yard space

## Rent

£40,000 per annum





## Summary

 Eaves height from 5.8m - 7.2m

 Refurbishment underway

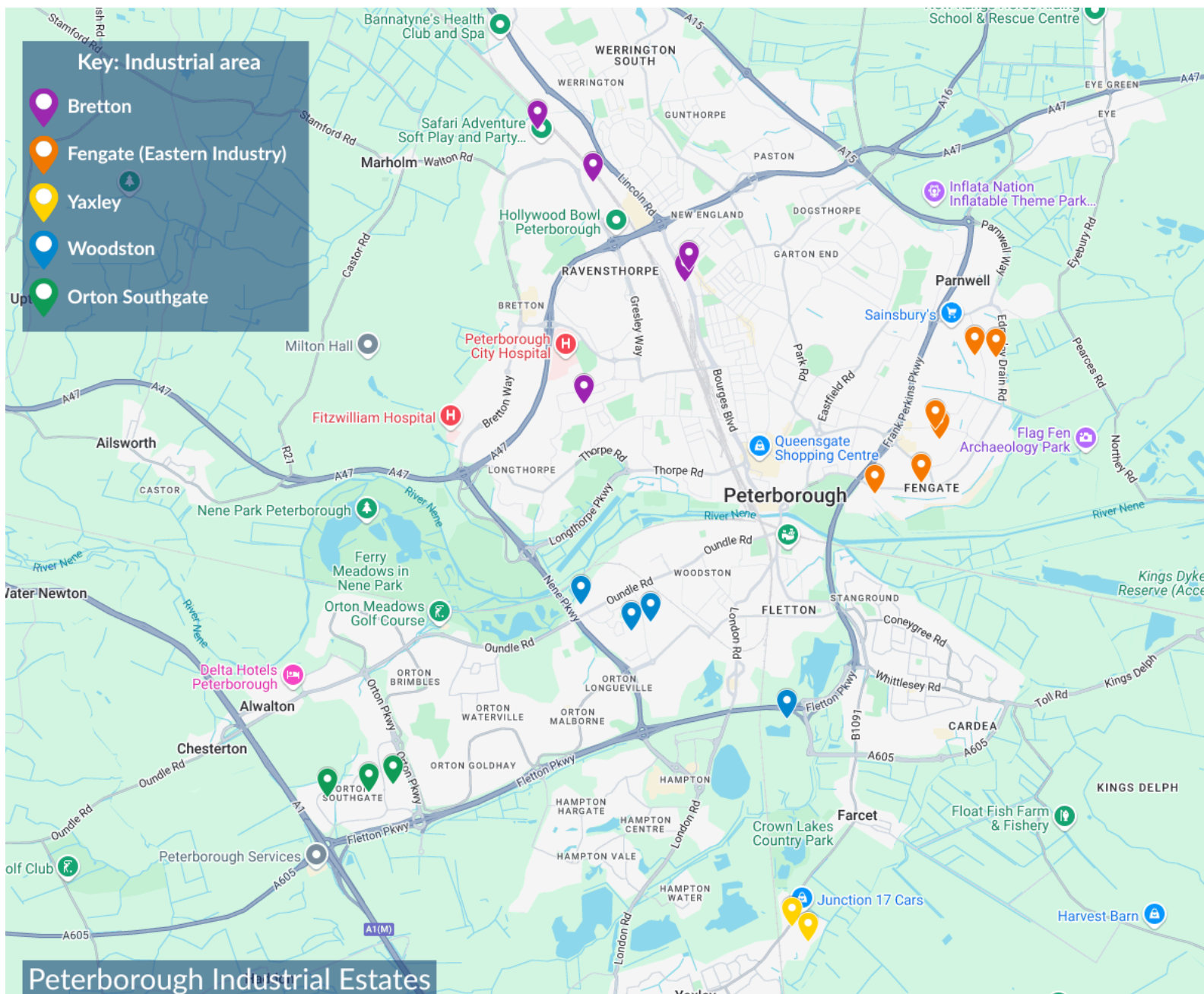
 Secure parking/yard space

 3 Phase power

 LED lighting

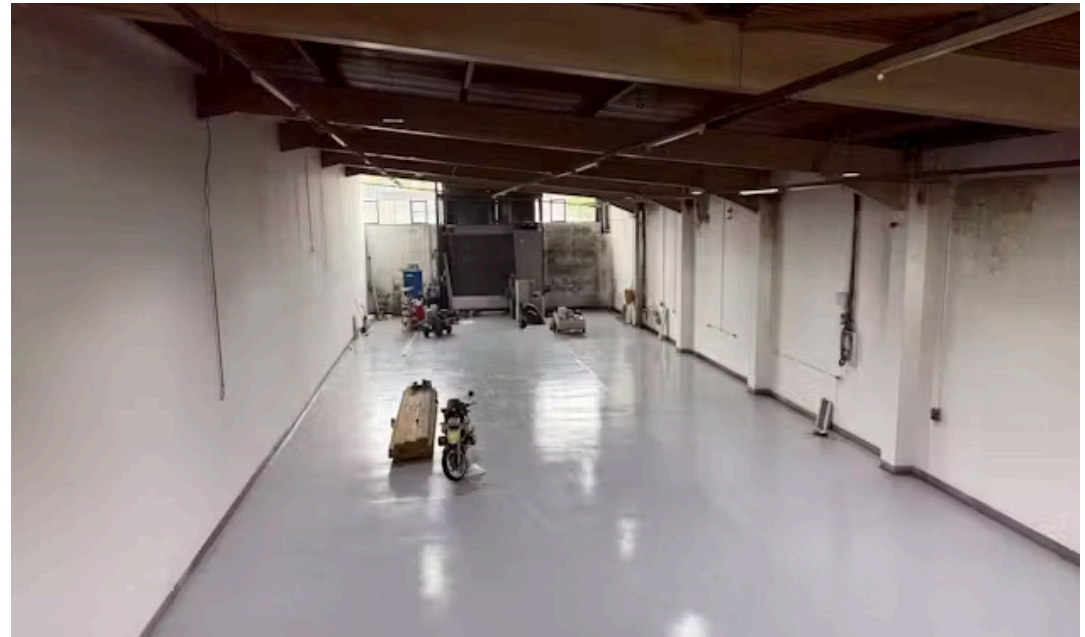
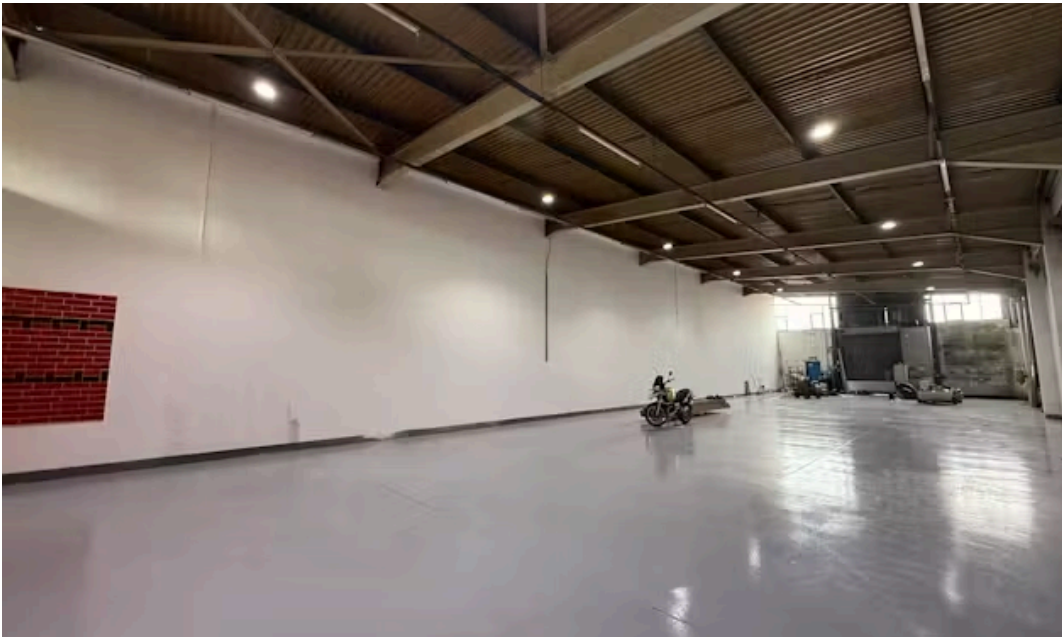
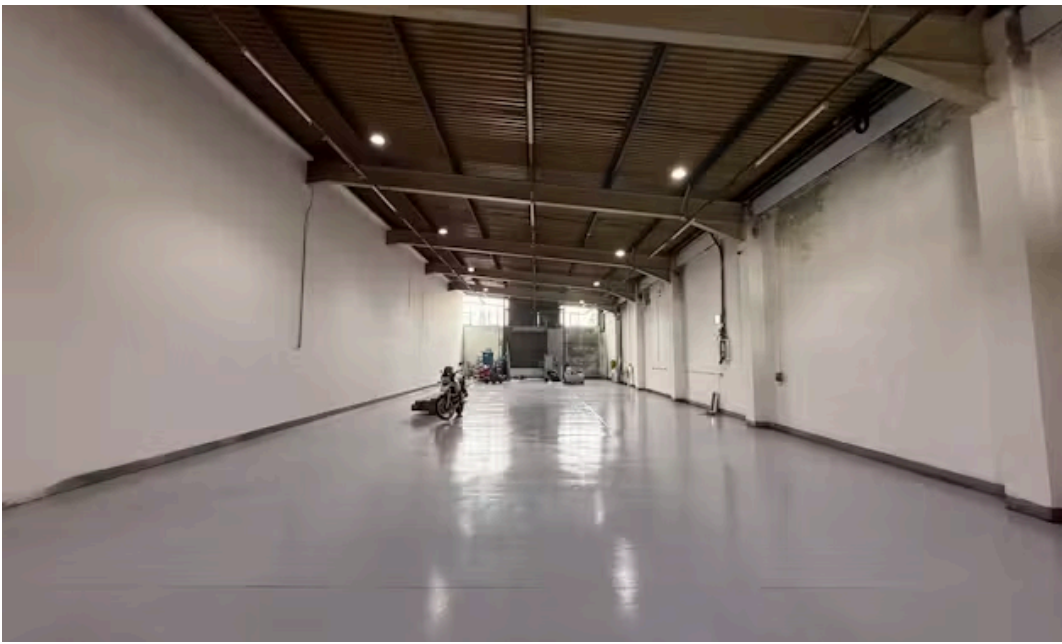




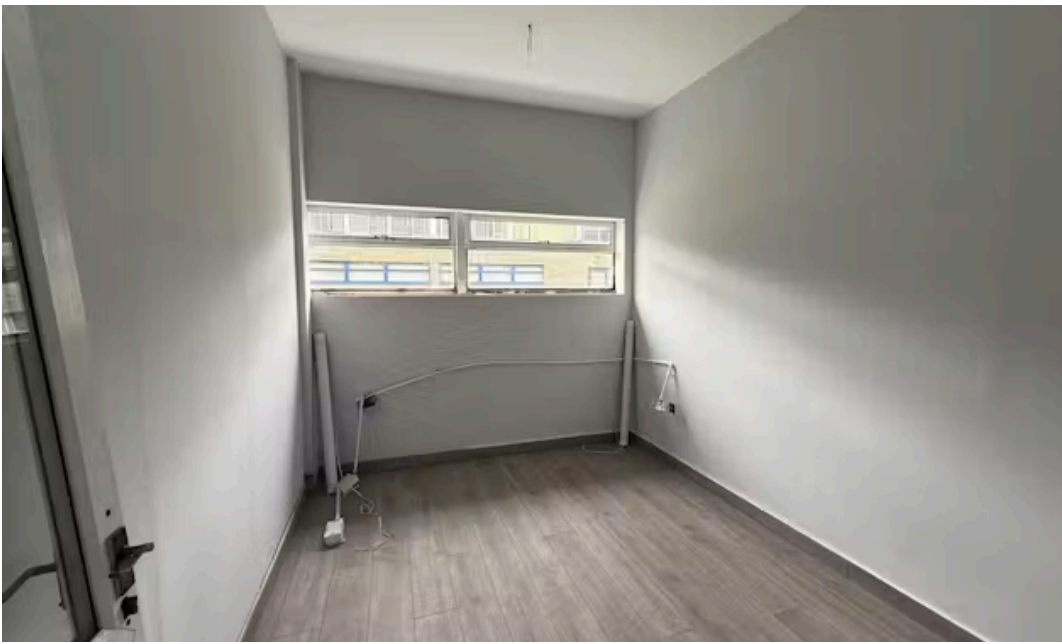


## Peterborough

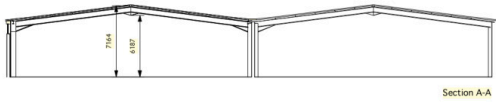
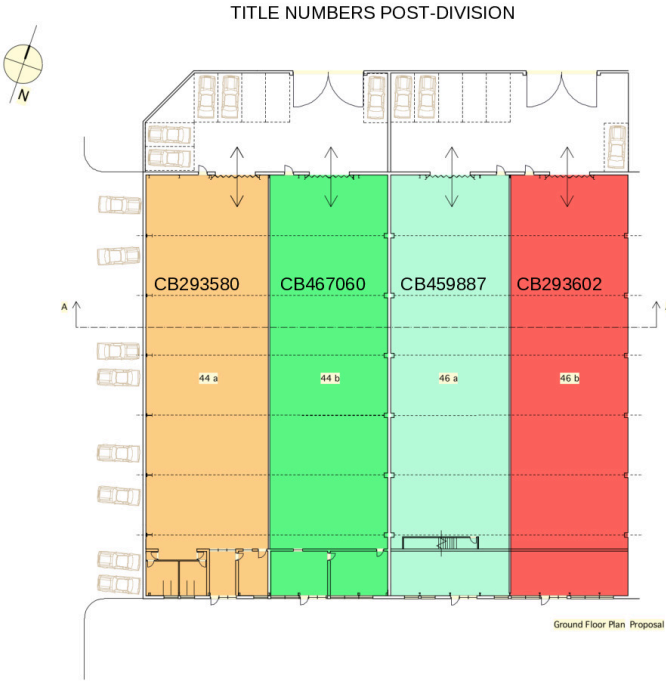
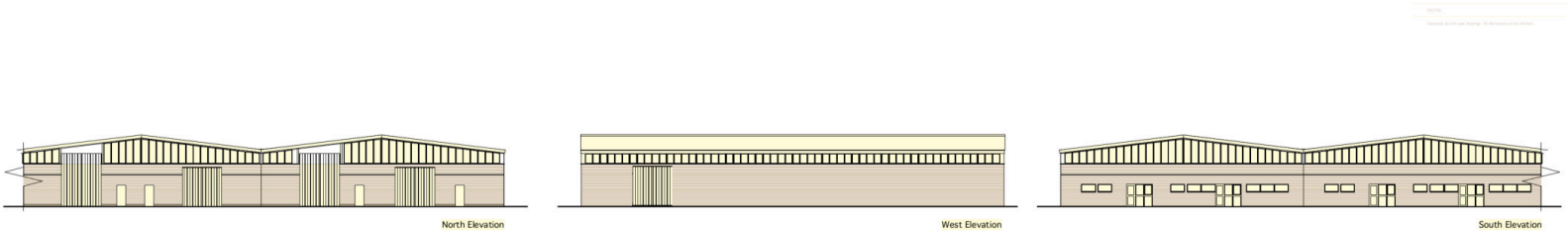
The Peterborough industrial market is an essential part of the UK's broader industrial and logistics sector. Located in the East of England, Peterborough benefits from its strategic positioning, offering strong transport links via the A1(M), A14, and direct access to London, which makes it an attractive 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.







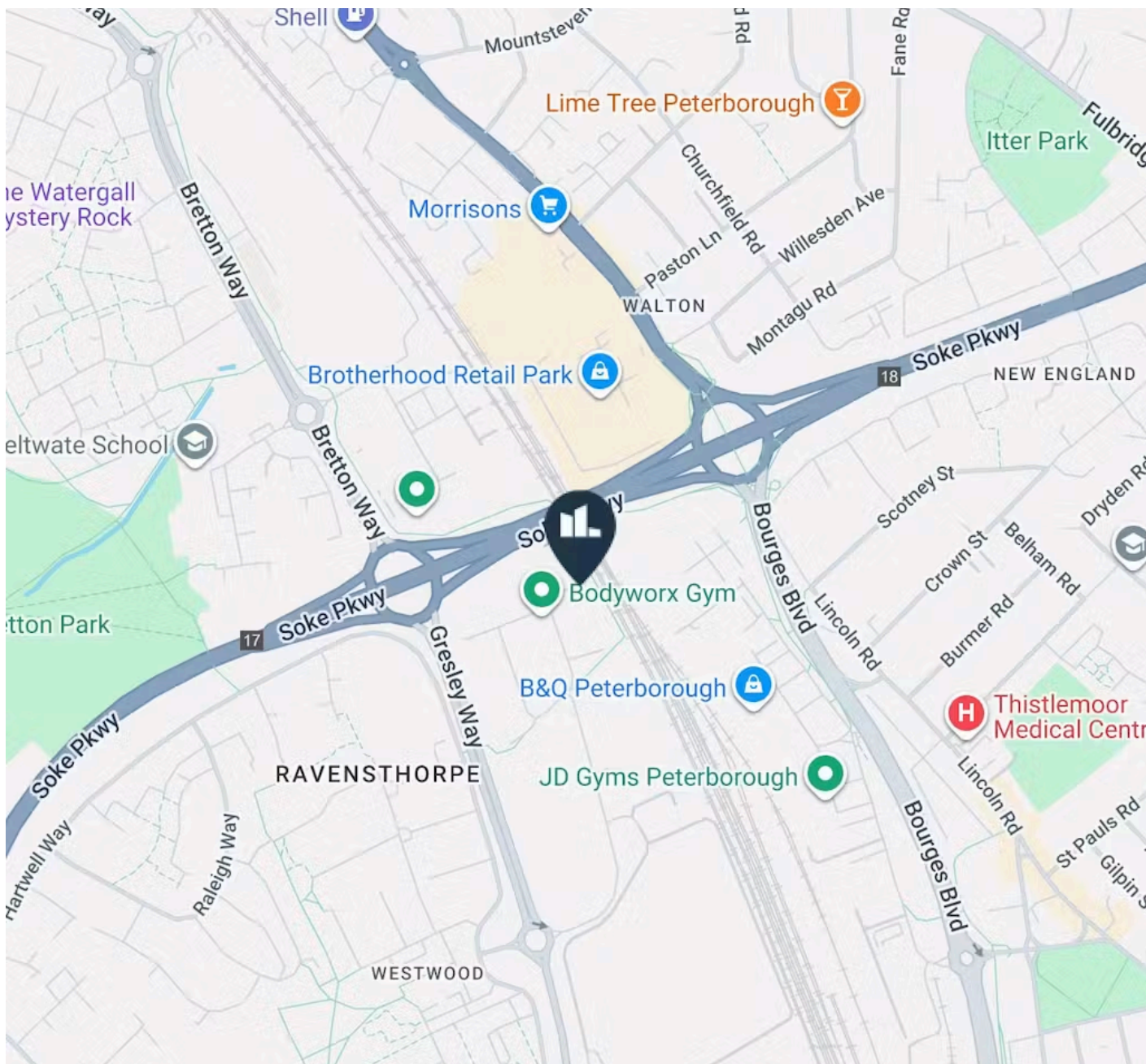




|                                       |                            |
|---------------------------------------|----------------------------|
| Rev B 27 March'08 Offices as Existing |                            |
| Rev A 24 March'08 Unit 2 split        |                            |
| Spiras Doukas                         |                            |
| Proposals for Unit A 1:200 Jan'08     |                            |
| Unit Separation                       | 1030-200-02 B For Approval |

The design is subject to the approval of the Planning Department and the Building Department. It is not to be used for construction without the approval of the Planning Department.





## Location

The property is situated on Ivatt Way within the established Westwood Industrial Estate, approximately 2 miles north of Peterborough city centre. Westwood Industrial Estate is a well-established commercial location, home to a diverse range of occupiers spanning manufacturing, warehousing, trade counter, distribution and food production businesses.

The estate benefits from excellent connectivity, with convenient access to the A47 and the A1(M) via Soke Parkway, a dual carriageway located just off Gresley Way. The location offers strong transport links to the wider regional and national motorway network, making it an ideal base for industrial and logistics occupiers.

## Accommodation

The accommodation comprises the following areas:

| Name               | Sq ft | Sq m   | Availability |
|--------------------|-------|--------|--------------|
| Ground - Warehouse | 5,360 | 497.96 | Available    |
| Mezzanine          | 584   | 54.26  | Available    |
| Total              | 5,944 | 552.22 |              |



## DESCRIPTION

The property comprises a mid-terrace industrial unit with ground floor office accommodation to the rear, together with a mezzanine level providing additional office and storage space. The building is of steel portal frame construction with a combination of brickwork and profile metal-clad external elevations.

The warehouse benefits from a minimum eaves height of 5.8m, rising to 7.2m at the apex. To the front of the property is a secure, self-contained yard, providing access to a sliding loading door protected by a 4.0m high security roller shutter.

## EPC

D

## RENT

£40,000 per annum

## BUSINESS RATES

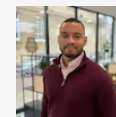
Rateable Value: £25,750

Rates Payable: £12,360 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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