



INDUSTRIAL UNIT TO LET – £11,500 PER ANNUM

Unit 5 Varsity Park

Vicarage Farm Road, Peterborough, PE1 5GU

Industrial TO LET

867 sq ft

(80.55 sq m)

- Modern Industrial Unit
- 867 sq ft Including Mezzanine Storage
- Ancillary Office Accommodation
- Prominent Frontage Within Varsity Park
- Electric Roller Shutter Door
- Allocated Parking
- Established Industrial Area

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Summary

Available Size	867 sq ft
Rent	£11,500 per annum
Rateable Value	£7,400
EPC Rating	B (47)

Description

The property comprises a modern industrial/business unit providing approximately 667 sq ft of industrial and office accommodation together with a 200 sq ft mezzanine storage area, extending to a total of 867 sq ft. The unit offers flexible accommodation suitable for industrial, storage, trade counter and business uses.

The warehouse benefits from full-height loading access, good internal clearance and an efficient layout capable of accommodating a variety of operational requirements. The office accommodation provides modern staff and administrative facilities, complementing the industrial accommodation.

Externally, the property benefits from on-site car parking and a generous forecourt area to the front elevation. The property provides a practical working environment for occupiers requiring both operational efficiency and staff convenience.

Location

The premises are situated within Varsity Park, an established industrial and business park located in Peterborough's principal commercial area of Fengate. The estate is home to a range of local, regional and national occupiers and is recognised as a popular location for industrial, trade and distribution businesses.

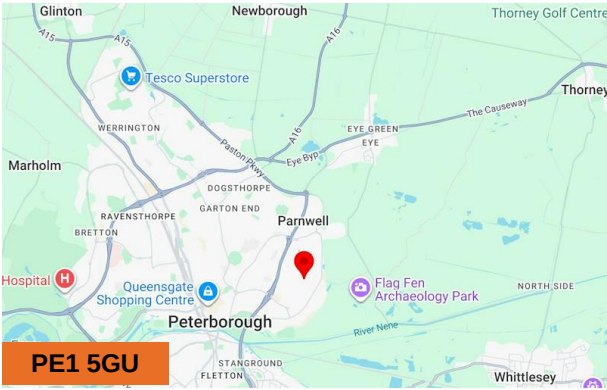
The property benefits from excellent connectivity to the strategic road network, with immediate access to the A1139 Fletton Parkway and convenient links to the A1(M), A47 and A15. Peterborough city centre and mainline railway station are located approximately 2 miles to the west, with regular services to London King's Cross and other major regional centres.

Peterborough is one of the East of England's leading logistics and distribution hubs, benefiting from a strategic geographic position, strong labour market and excellent transport infrastructure. Varsity Park continues to attract strong occupational demand due to its accessibility, established commercial environment and proximity to key road and rail connections.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	667	61.97	Available
Mezzanine	200	18.58	Available
Total	867	80.55	

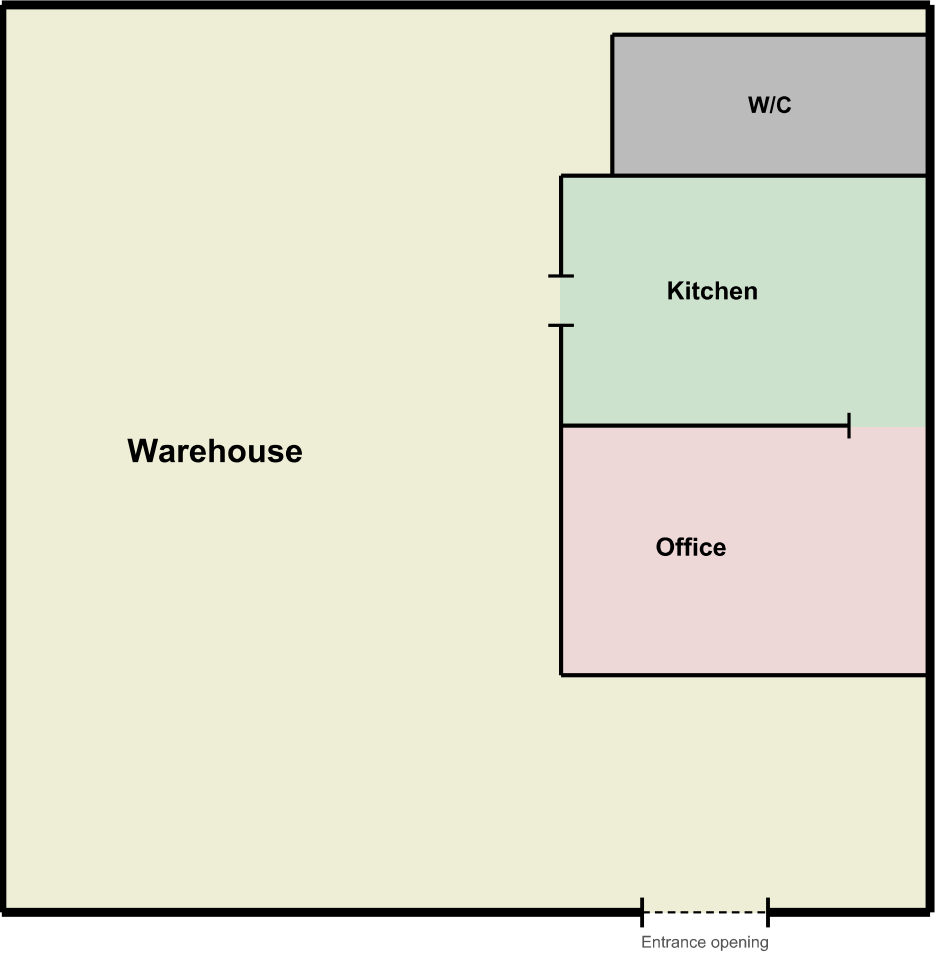


Viewing & Further Information



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GROUND FLOOR



MEZZANINE

