

TO LET

Industrial / Storage, Light Industrial, Industrial / Warehouse

Multi-use workshops, ideal for trades, storage, eCommerce & more. Flexible 12month terms, secure site, 24/7 access and ample free parking.






 [View Video Tour](#)

Rent

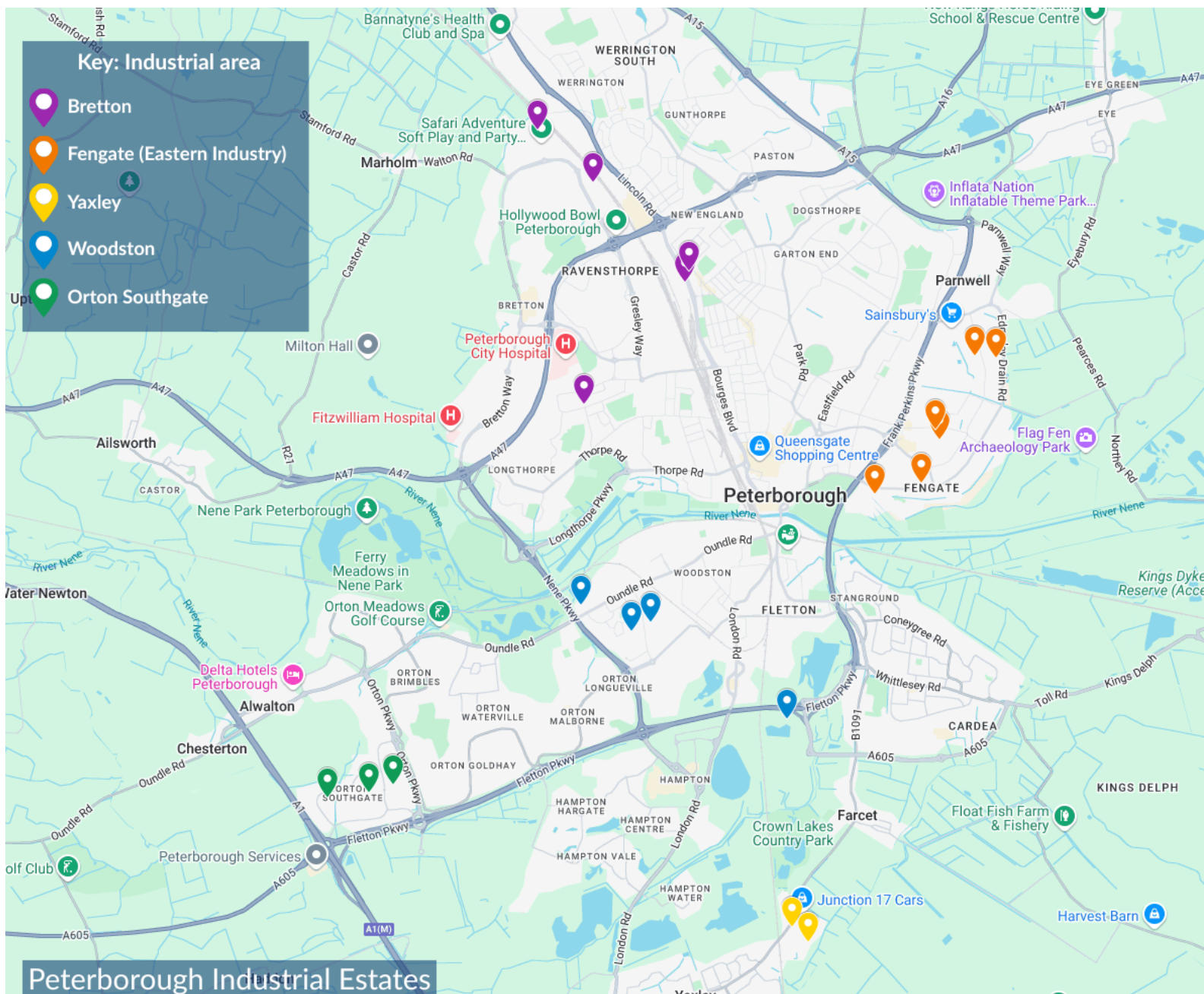
£1,198.75 - £2,000 per month



Summary

-  3m powered roller shutters
-  High ceiling with high bay lighting
-  Convenient - 24-hour access
-  Versatile & adaptable workspace
-  Own kitchenette & WC facilities





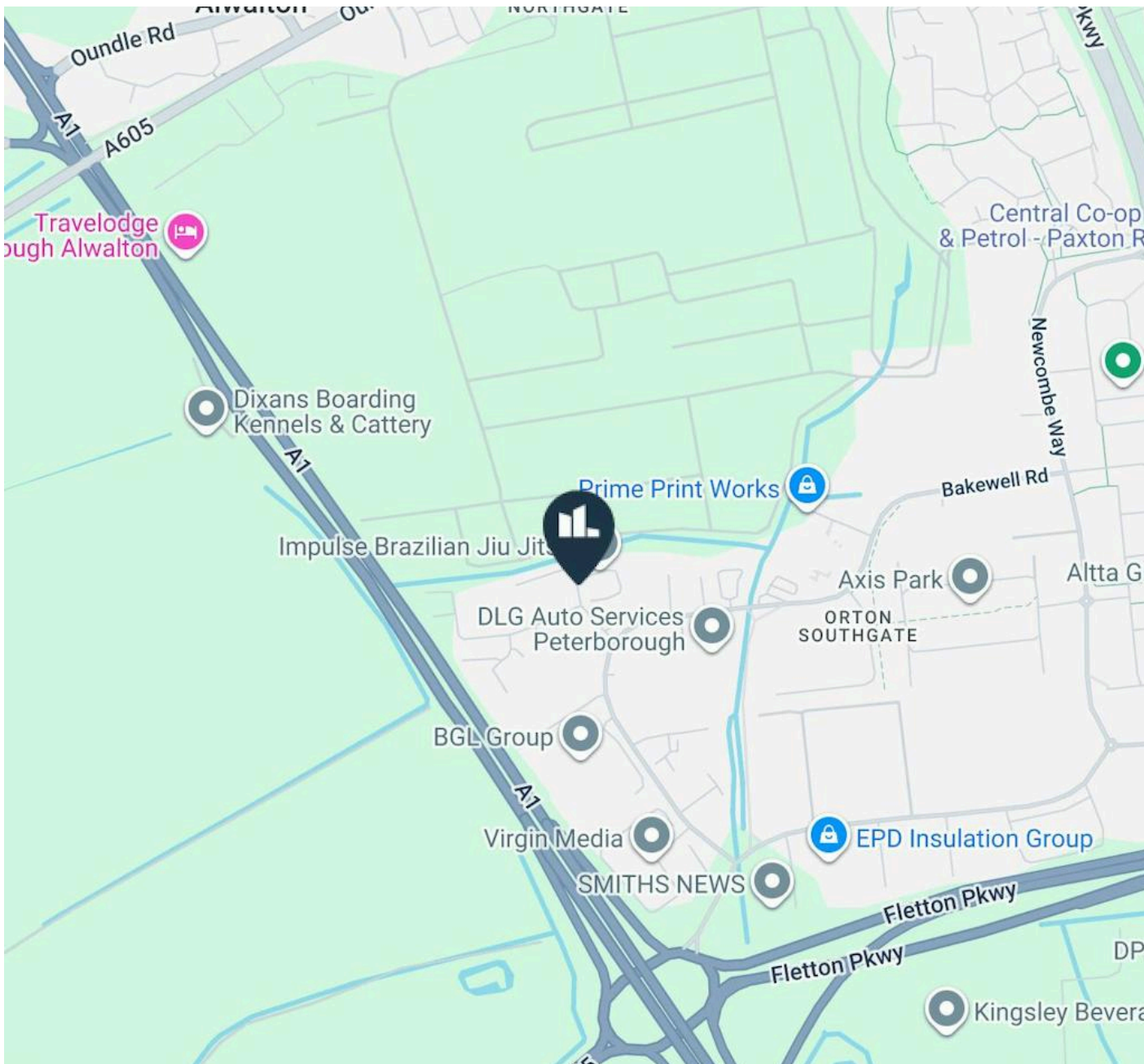
Peterborough

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.

- The total population within the Peterborough Primary Retail Market Area is estimated at 298,000 with a Consumer Base of 475,000 which are both significantly above other regional centres.
- Peterborough is projected to see significantly above average growth in population within its Retail Market Area over the period 2023-2028 .
- Peterborough attracts both domestic and international visitors to its historic city centre with Norman Cathedral

(all information from PROMIS RETAIL REPORT 2024)





Location

This commercial property at Culley Court, Orton Southgate, offers an excellent opportunity for businesses looking for well-connected space in Peterborough. Located within a modern business centre, the property benefits from immediate access to the A1(M) north and southbound, making it easy to reach key destinations across the UK by road.

Peterborough City Centre is just 4 miles away, providing access to shops, services and amenities, as well as a mainline railway station with direct trains to London in as little as 45 minutes, along with connections to Birmingham, Leeds and Edinburgh. The location also sits on strong cycle and public transport routes, supporting sustainable commuting for staff.

On-site parking is available, and the business park environment at Orton Southgate is home to a number of established companies. This makes Culley Court a highly attractive location for businesses seeking office space, commercial units or light industrial property in Peterborough.