

INDUSTRIAL / WAREHOUSE UNIT

TO LET

LAST UNIT REMAINING



**LAKESIDE PARK, FLAXLEY ROAD
KINGSTON PARK, PETERBOROUGH PE2 9FT**



LAKESIDE PARK

FLAXLEY ROAD, KINGSTON PARK, PETERBOROUGH, PE2 9FT



Agreement

To Let



Detail

Industrial



Rent

£21,850 pax



Size

203 sqm (2,185 sq.ft.)



Location

Peterborough, PE2 9FT



Property ID

801.173180

For Viewing & All Other Enquiries Please Contact:



OLIVER LEAF
Graduate Surveyor

oliver.leaf@eddisons.com
01733 897722

Property

A new development of industrial and warehouse units providing high quality accommodation with only one unit now remaining. The remaining unit comprises approximately 203 sqm (2,185 sq. ft.)

The remaining unit is constructed of steel portal frame, with an electric overhead loading door and reinforced concrete floor slab, also benefitting from insulated walls and roof cladding. The property provides an internal eaves height of approximately 5.4m rising to 5.7m. The unit offers high-quality warehouse accommodation with a reception-style office, together with a disabled WC and LED lighting throughout. The unit also benefits from a kitchenette with a worktop and sink.

Externally the unit has four allocated car parking spaces plus an additional disabled parking space in front of the office entrance.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Unit 11A	203	2,185

Energy Performance Certificate

Rating- B (38)

A copy of the EPC is available from the sole agents.

Timescale

Available immediately.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers. Further information available from the sole agents.

Town & Country Planning

We understand that the property has consent for B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Peterborough City Council
Description: Warehouse and Premises
Rateable Value: £18,500 (1st April 2026)

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£21,850 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their identity and pass the necessary identity checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Lakeside Park is a new development situated within Kingston Park. Kingston Park is an established industrial area off Flaxley Road providing easy access to A1139 Fletton Parkway and in turn Junction 17 of the A1 (M), A47 and A15. Nearby occupiers include Taylor Wimpey, FreshLinc and Vogel among many others.

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.





