

Richardson

Commercial Property Specialists

Unit 12 Axis Park
Manasty Road
Orton Southgate
Peterborough
PE2 6UP

TO LET

£49,392 Per Annum



- Industrial/Warehouse Unit
- EV Charging
- TO LET- New Lease
- Close To A1 (M)
- GIA 573.58 Sq m (6,174 Sq ft)
- Good On Site Parking
- Office To Part
- End of Terrace

www.richardsonestateagents.co.uk



01733 321800

LOCATION

The property is situated in Orton Southgate, Peterborough's prime commercial location which benefits from brilliant access with the A1(M) close by. Nearby occupiers include Yodel, Steinel UK Ltd, Precision Equipment Ltd and LX 250. Peterborough is situated approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

DESCRIPTION

This unit is of steel frame construction with profiled metal cladding to the side elevations. The unit is an end of terrace warehouse/industrial unit with office, male and female WC's and full height vehicle loading door. There is good communal car parking within the estate. Height to eaves is 4 meters (13ft 2in) approximately.

ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a gross internal floor area basis;

TOTAL GIA 573.58 Sq m (6,174 Sq ft)

SERVICES

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective tenants must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Future from 1 April 2026 - 1 April 2026 - £43,000

Interested parties should however rely on their own enquiries as to the amount of rates payable.

TERMS

The unit is available on a new full repairing and insuring lease, for a term to be negotiated. A service charge is payable in respect of the common areas of the Estate. Further details on request.

EPC

Energy Rating: E

VAT

VAT will be charged on the rent.

ANTI MONEY LAUNDERING

Prospective tenants will be required to provide ID Documentation (certified copies of passport, driving licence, utility bill) and pass the necessary Anti-Money Laundering checks undertaken by the agent prior to completion of the lease.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

For an appointment to view or further information please contact -
Andrew Leech t: 01780 758007 e: aleech@richardsonsurveyors.co.uk



Pictures from initial refurbishment





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.