



Unit 28 Tresham Road, Orton Southgate  
Peterborough PE2 6SG  
801.148818

# Unit 28 Tresham Road

Orton Southgate, Peterborough PE2 6SG



## Agreement

To Let



## Detail

Industrial / Warehouse



## Rent

£75,000 pax



## Size

929.03 sq m (10,000 sq ft)



## Location

Peterborough, PE2 6SG



## Property ID

801.148818

**For Viewing & All Other Enquiries Please Contact:**

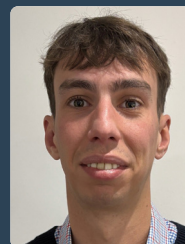


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## Property

The estate comprises light industrial / warehouse unit of steel frame construction under flat roofs. The unit provide open plan warehouse / workshop accommodation, office accommodation over ground and first floors and male and female WC facilities. Internally, the unit benefits from electric storage heating to the offices lighting to the warehouse, three phase power, a full height loading door with separate pedestrian 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      | sq m   | sq ft  |
|-----------|--------|--------|
| Total GIA | 929.03 | 10,000 |

## Energy Performance Certificate

Rating: B (38). A copy of the certificate is available upon request.

## 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.

## Rates

**Charging Authority:** Peterborough City Council  
**Description:** Warehouse and Premises  
**Rateable value:** £71,000  
**UBR:** 0.546  
**Period:** 2025 – 01 Apr 2026

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

**£75,000 per annum exclusive**

## Service Charge

A service charge is 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

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

## Location

The unit is located on Tresham Road, within the established Orton Southgate industrial area which is located adjacent to Junction 17 of the A1(M), approximately 6 miles south-west of Peterborough City centre. Occupiers within the scheme include Muscle Finesse, RN Motors, Escape Fitness, Hochanda and CK Direct, amongst others.

