

TO LET - INDUSTRIAL

3 MILNYARD SQUARE

Orton Southgate, Peterborough, PE2 6GX



Key Highlights

- 7,900 sq ft
- EPC Rating: D
- Eaves height from 3.53m to 4.34m max
- Secure gated yard with CCTV
- Terraced industrial/workshop unit
- Prominent industrial location
- Suitable for a range of uses subject to planning
- Roller shutter doors to front & rear

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Description

The property is a terraced industrial/workshop unit of steel frame construction with low level brickwork and profiled metal cladding to eaves and a pitched roof. Internally there is a mix of warehouse and office space, CCTV system fitted onsite, commercial gas meter, 3 phase electric, gas central heated offices, LED lighting, two roller shutter doors to the front & rear, kitchen and WC facilities. The property is situated within a gated estate with CCTV providing parking for approximately 20 vehicles. There is a variable eaves height from 3.53m, 3.85m to 4.45m maximum.

Location

Peterborough is a cathedral city in Cambridgeshire. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. The city has excellent rail with the fastest journey time to London's Kings Cross being approximately 45 minutes.

Peterborough benefits from a diverse economy, ranging from small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.

The unit is located in Orton Southgate, Peterborough's prime commercial location approximately 6 miles north of Peterborough city centre and close to J17 of the A1(M).

Accommodation

Name	sq ft	sq m	Rent
Ground - Industrial/workshop	7,900	733.93	roa

Viewings

Strictly by appointment with the sole agents.

Terms

The property is available to let on terms to be agreed. Rent on application.

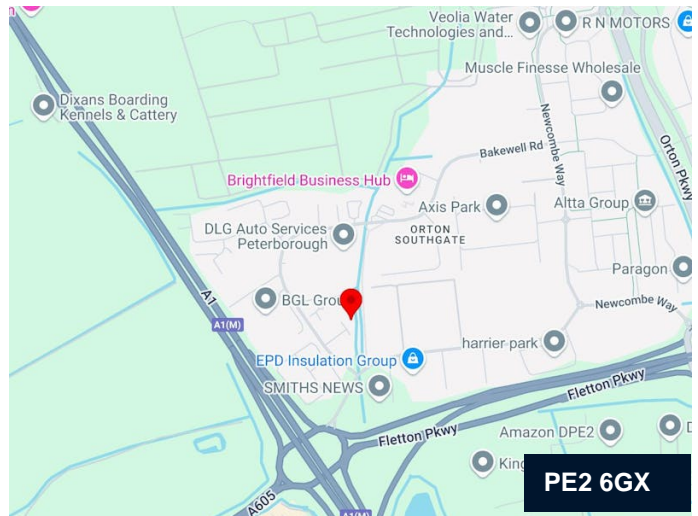
Business Rates

From enquiries made of the VoA website we understand the property has the following rateable values:

3A - £12,000

3B - £11,000

3C - £7,800



Contact

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