

INDUSTRIAL TO LET

Unit 46 Stapledon Road

Peterborough, PE2 6TD



Key Highlights

- Located close to A1(M)
- Includes office and compound
- Eaves height of approx 6m
- Newly refurbished
- EPC Rating B
- Full height electrical operated doors
- 3 phase power

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

The unit is a terraced industrial unit of steel frame construction with profiled metal cladding to eaves. Internally the unit includes a reception, office, male & female WC's, kitchen and staff area. There is further office space at first floor level. The unit has a full height roller shutter door, 3 phase electricity and have an eaves height of circa 6m. Externally there is a compound area and use of communal car park.

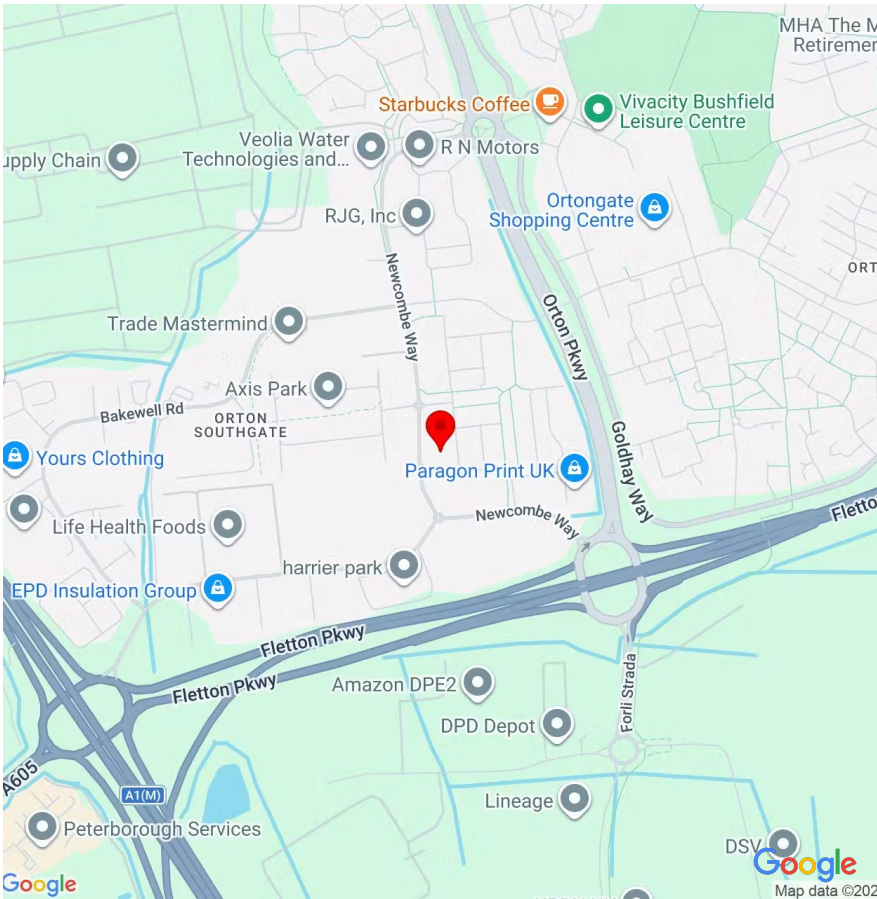
ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Unit - 46	19,393	1,802

LOCATION

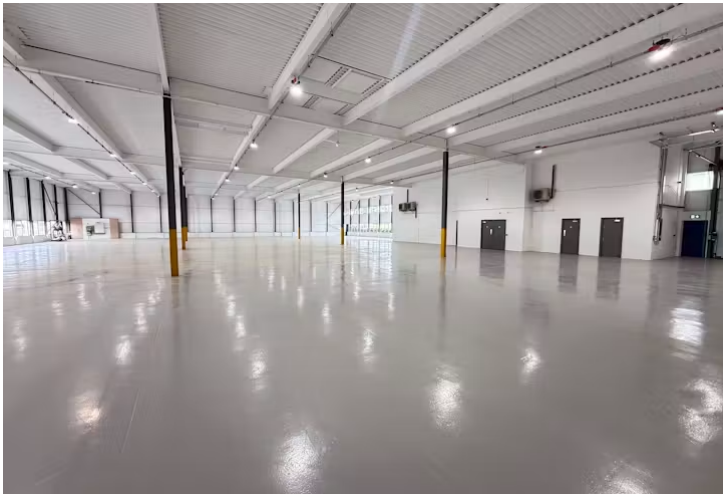
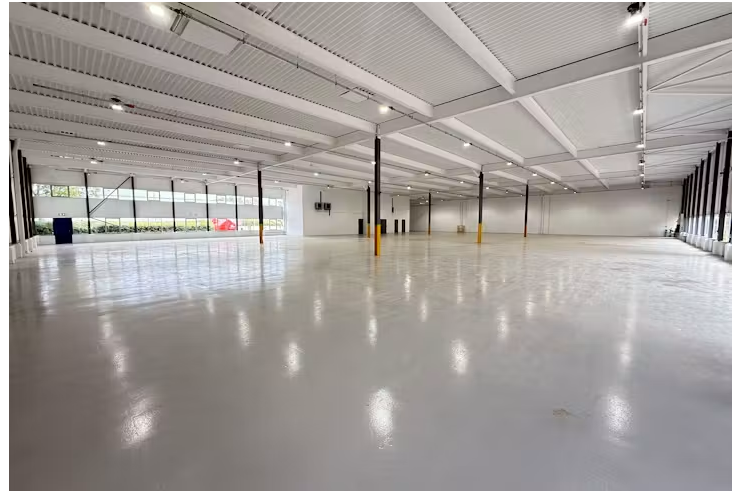
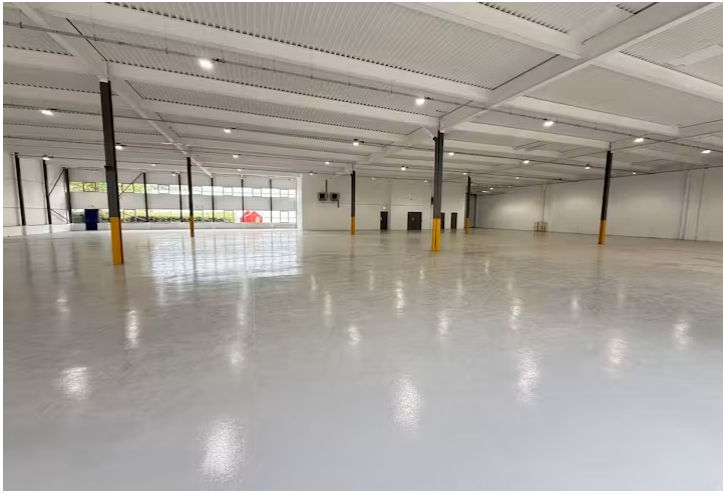
Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. The city has excellent rail with the fastest journey time to London's Kings Cross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

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population. The units are located on Stapledon Road, Orton Southgate, Peterborough's prime commercial location approximately 6 miles north of Peterborough city centre and close to J17 of the A1(M).



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VIEWINGS

Strictly by appointment with Savills or our joint agents Eddisons 01733 897722.

TERMS

The unit is available to let on a new lease on terms to be agreed. The rent is £155,144 per annum exclusive of VAT and other outgoings.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

BUSINESS RATES

Upon application.

SERVICE CHARGE

A service charge is payable in respect of the common areas of the estate - further details on request.

FLOOR PLANS

Available upon request.

EPC

B rating.

VAT

VAT will be payable on the rent.

PLANNING

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

CONTACTS

For further information please contact:

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