

TO LET - INDUSTRIAL

# 46B IVATT WAY

Peterborough, PE3 7PN



## Key Highlights

- 5,944 sq ft
- Secure external parking area to the front
- Refurbishment underway
- EPC Rating: D
- Terraced industrial unit on established industrial park
- Suitable for a range of uses subject to planning
- Eaves height from 5.8m-7.2m

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## Description

The property is a terraced industrial unit with ground floor offices to the rear and mezzanine floor. The unit is of steel frame construction built in circa mid 1970's with part brick and part clad exterior walls. It has 3 phase electricity and LED lighting.

The unit has an eaves height of 5.8m at its lowest point and an eaves height of 7.2m at its highest point. There is a yard to the front of the unit leading to a sliding door with security shutter which is 4m wide.

## Location

The unit is located on Ivatt Way, Westwood Industrial Estate approximately 2 miles north of Peterborough city centre. Westwood Industrial Estate is an established industrial area within Peterborough which has evolved over the years with a variety of occupiers.

Access to the A47 and A1(M) is gained via the parkway (dual carriageway system). Immediate access to the parkway is via Gresley Way which leads directly onto the Soke Parkway.

## Accommodation

The accommodation comprises the following areas:

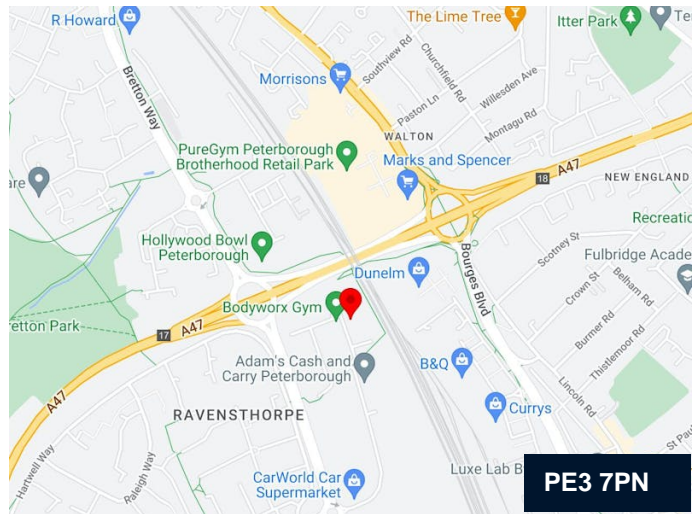
Name	sq ft	sq m
Ground - Warehouse	5,360	497.96
1st - Floor - Mezzanine	584	54.26
<b>Total</b>	<b>5,944</b>	<b>552.22</b>

## Viewings

Strictly by appointment with the sole agents Savills.

## Terms

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



## Contact

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