

TO LET - INDUSTRIAL

UNIT 1 MORLEY WAY

Woodston, Peterborough, PE2 7BW



Key Highlights

- 23,076 sq ft
- Extensive refurbishment underway including cladding and LED lighting
- Eaves height of 6.81m - apex of 6.1m
- Self contained site on prominent location
- 3 phase electricity
- 8 parking spaces to the front and a small yard / parking at the rear

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Location

Unit 1 Morley Way is approx. 2 miles from Peterborough city centre and 2.5 miles from J17 of the A1(M). Nearby occupiers include Opals Group, Booker Cash & Carry, Chiltern Cold Storage and Lawrence David.

Description

The property comprises a factory/warehouse with an additional lean-to for storage at the side. There is also mezzanine storage space within the warehouse. Externally there is parking to the front of the premises and a yard to the rear.

Opals Group occupy one half of the building with the remaining half of the building available to let.

Please note that the property is currently undergoing an extensive refurbishment to include new external cladding and LED lighting.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Unit - Warehouse	17,792	1,652.93
Ancillary - Lean-to	2,238	207.92
Mezzanine	3,046	282.98
Total	23,076	2,143.83

Business Rates

To be assessed.

Legal Costs

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

Terms

The property is available on a new lease on terms to be agreed.

Viewings

Strictly by appointment with the sole agent.



Contact

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