

INDUSTRIAL TO LET

Manasty Road

Peterborough, PE2 6UP



Key Highlights

- End of terrace unit
- Close to A1(M)
- 4m eaves
- Full height loading door
- EPC Rating: B
- 6,174 sq ft
- Recently refurbished
- Good on site parking

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

01733 344414

savills.co.uk

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DESCRIPTION

This end of terrace unit is of steel frame construction with profiled metal cladding. The unit contains an office, male & female WC's and full height loading door. Eaves height 4m approximately. There is good communal car parking with the estate.

ACCOMMODATION

The accommodation comprises of the following

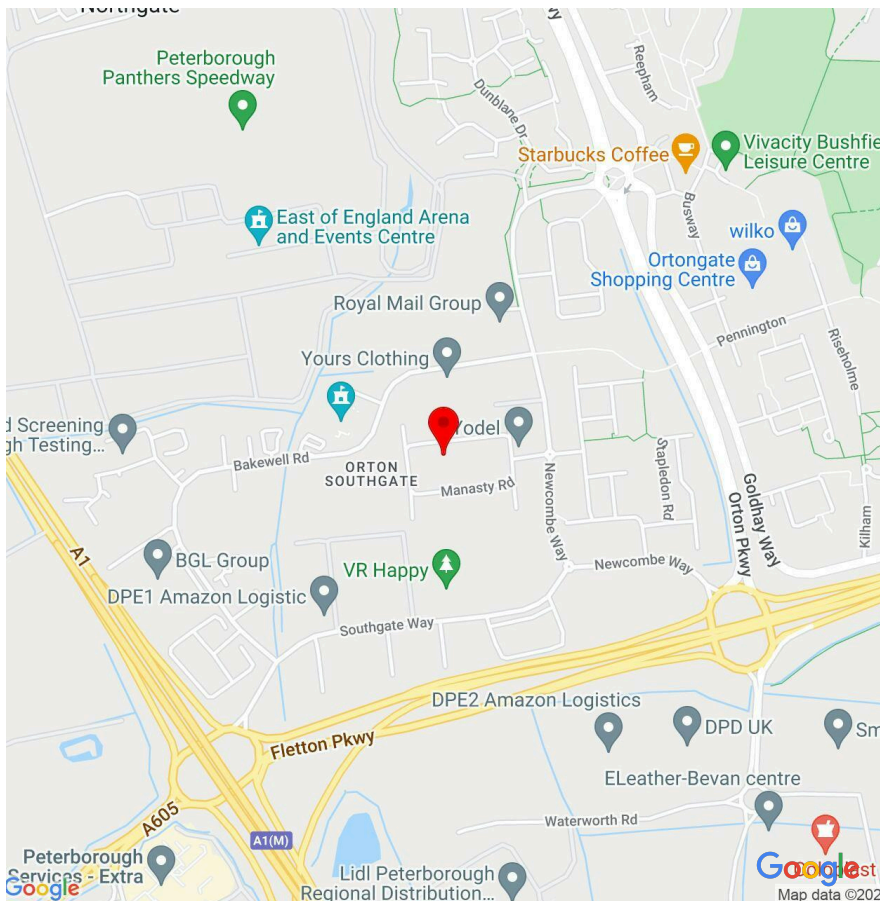
FLOOR AREA	SQ FT	SQ M
Unit - 12	6,174	574
TOTAL	6,174	574

LOCATION

Axis Park is close to J17 of the A1(M) and is located within the prime commercial area of Orton Southgate, Peterborough. Orton Southgate is Peterborough's prime commercial location benefitting from excellent access to the A1(M) J17. Peterborough has excellent communication links being approximately 80 miles north of London, is adjacent to the A1(M) and has a network of dual carriageways (Parkways) which also connects to the A47, A15, A16 and A605. There are also fast and frequent rail connections to London.

Peterborough is a historic 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.

Peterborough Railway Station is on the East Coast Mainline which allows direct access to London King's Cross with a fastest journey time of approximately 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 55 min). Peterborough is also served by the Cross Country operated Birmingham to Peterborough line with services to Leicester (55 min) and Birmingham (1 hr 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports.

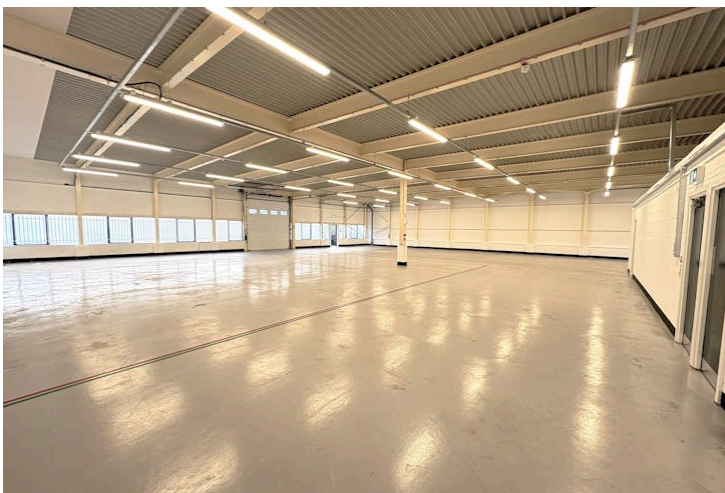
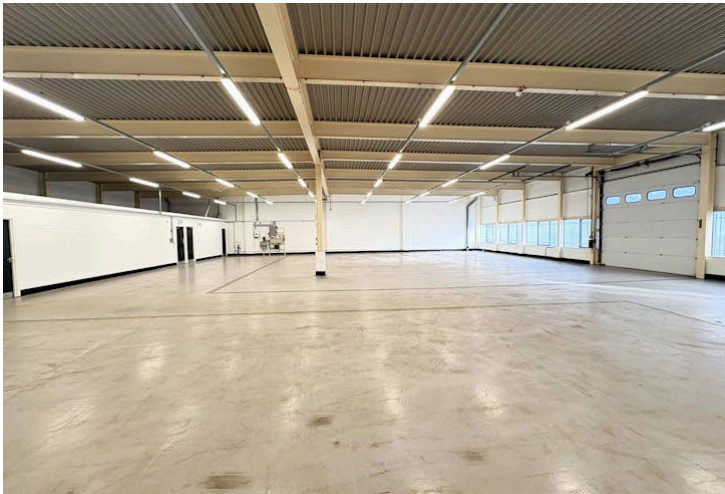
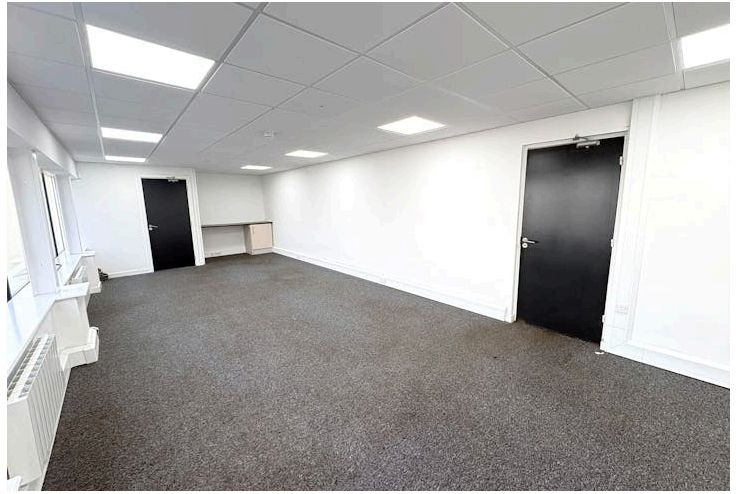


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VIEWINGS

Strictly by appointment with the joint agents Savills.

TERMS

The property is available on a new full repairing and insuring lease for a term to be negotiated. Rent: £49,392 per annum exclusive.

SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

BUSINESS RATES

Service charge: n/a
The VOA website lists the property with a rateable value of £35,500 (2025-26). From 1st April 2026, the rateable value will increase to £43,000.

LEGAL COSTS

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

VAT

VAT will be charged in addition to the rent at the prevailing rate.

EPC

The property currently has an EPC assessment of B - the certificate is attached.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

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.

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

Unit 12 Axis Park Manasty Road Orton Southgate Peterborough PE2 6UP	Energy rating	Valid until: 20 December 2032
	B	Certificate number: 6311-9666-0218-3852-8503

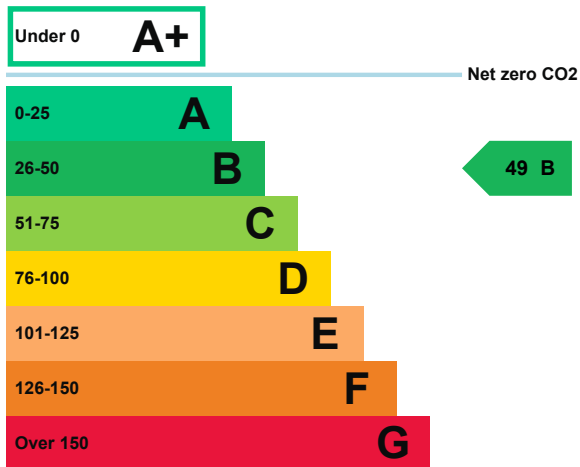
Property type	Storage or Distribution
Total floor area	579 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

11 A

If typical of the existing stock

43 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	6.59
Primary energy use (kWh/m ² per year)	66

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2316-1987-9036-9669-1185\)](/energy-certificate/2316-1987-9036-9669-1185).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Sushil Pathak
Telephone	0134 462 8821
Email	sushil.pathak@cuddbentley.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA089352
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Cudd Bentley Consulting Ltd
Employer address	Ashurst Manor, Church Lane, Ascot, SL57DD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 December 2022
Date of certificate	21 December 2022