

INDUSTRIAL / WAREHOUSE

TO LET



UNIT 45/46 STAPLEDON ROAD, ORTON SOUTHGATE
PETERBOROUGH PE2 6TD

801.114061

Eddisons

UNIT 45/46 STAPLEDON ROAD

ORTON SOUTHGATE, PETERBOROUGH PE2 6TD



Agreement

To Let



Detail

Industrial / Warehouse
5.85m eaves height
Excellent on-site parking
2 loading doors
Popular location close to A1(M)



Rent

£225,000 pax



Size

2,768.5 sq.m (29,800 sq.ft.)



Location

Peterborough, PE2 6TD



Property ID

801.114061

For Viewing & All Other Enquiries Please Contact:



STEPHEN HAWKINS
Regional Managing Partner

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Property

The premises comprises two connected warehouse / industrial units with two electrically operated loading doors positioned at the front with direct access on to Stapledon Road.

A ground floor reception / office suite is immediately available with a corridor that runs through to the main warehouse area from which ladies and gents WC facilities and break out room / kitchen are located. A stairwell at the front adjacent to the reception leads to further office space at first floor.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Units 45/46	2,768.5	29,800

Measurements are approximate and gross internal.

Energy Performance Certificate

Rating: C (72). A copy of the certificates is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Charging Authority: Peterborough City Council
Description: Warehouse and Premises
Rateable Value: £130,000

Please click on the below link for an indication of the likely annual business rates payable. As the RV is £51,000 or above, we understand that rates will be charged at 55.5p in the pound for the year from 1st April 2025.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new lease, terms to be agreed by negotiation.

Rent

£225,000 per annum - exclusive of VAT, Business Rates and all other outgoings.

Service Charge

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Further details upon request from the agents.

VAT

VAT will be charged on the rents quoted.

Legal Costs

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

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The premises are situated within the Orton Southgate employment area, located approximately 5 miles south-west of Peterborough city centre and adjacent to the A1(M) at its junction with the A1139 Frank Perkins Parkway. The A14 is approximately 20 minutes to the south. Occupiers in the immediate area include BGL Group, Virgin Media, Coloplast, Royal Mail and Yours Clothing, amongst others.





