



## Vision Park, Unit 2-6, Vision Park, Peterborough, PE1 5XP

Recently refurbished modern industrial units to let.

Tenure	To Let
Available Size	1,180 to 2,130 sq ft / 109.63 to 197.88 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Key Points

- > 8m eaves height
- > Gated access
- > Unit 1 benefits from a large yard area
- > LED lighting

## Description

The property comprises two blocks of industrial units constructed in 2016. The development is of steel portal frame construction with pitched insulated roofs and insulated external sheet cladding. The external areas which provide yard space and car parking are fully laid to concrete. The site is self contained and fully fenced with large double entrance gates.

Unit 1 is a detached building with eaves height of 8m, providing warehouse / production space, office accommodation, kitchen/mess room and WC facilities, together with a structural mezzanine floor above. The unit benefits from a full height roller shutter door to the front elevation. Units 2-5 have an eaves height of 6m and are of similar construction to unit 1. Each unit has a roller shutter and separate pedestrian doors, as well as services connections. Unit 6 has been separated from Units 2-5 and has been fitted out to provide office accommodation and workshop space, together with kitchen and WC facilities; there is a mezzanine storage area in one corner of the unit. Additional facilities are available on a gravelled area to the side of the access road to the building.

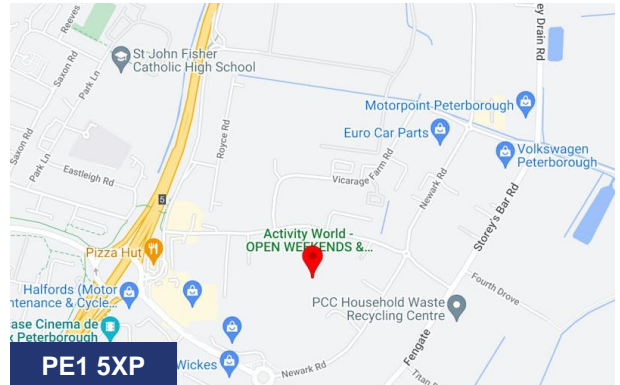
## Location

The property is located on Padholme Road East, opposite Astore Park, within the established Eastern Industrial area. There is quick and easy access to the City's Parkway system via the Boongate junction, which in turn gives access to the A15, A57 and A1 (M).

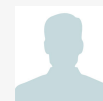
## Accommodation

The accommodation comprises of the following:

Name	sq ft	Rent
Unit - 2	1,955	£1,955 /month
Unit - 4	2,130	£1,775 /month
Unit - 5	1,180	£983 /month



## Viewing & Further Information



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