

# FLAGSHIP PARK

Edgerley Drain Road, Peterborough, PE1 5YG



## Key Highlights

- 20,000 to 600,000 sq ft
- Established industrial location
- High specification units
- Available Q4 2026
- New industrial park
- Located close to A1139 with good access to A1(M) and A47
- Units from 20,000-600,000 sq ft (1,858-55,740 sq m)

## Location

Peterborough is located approximately 80 miles north of London at J17 of the A1(M), A47 and A605. It also has good access to the A14 and M11.

Rail access is excellent with the fastest time to London Kings Cross being 45 minutes. Stansted Airport is approx. 1 hour drive away.

The property is located 2.5 miles from Peterborough city centre and is located within the established Eastern Industry Area which is located in the east of Peterborough, and is a renowned commercial location and is home to companies such as Perkins Engines, Randstad, Walstead UK, Motorpoint and Ocado.

## Description

The units will be constructed to a high specification and will include the following:-

- 8m-12m internal eaves height
- Dock level loading doors
- Ground level loading doors
- Secure yard with 35-55m depth
- Power supply up to 1.6 MVA
- Fully fitted first floor offices
- Easy access to A1(M) via A1139
- 50 kN/m<sup>2</sup> floor loading

## Business Rates

The Rateable Value will be assessed on completion of the units.

## Legal Costs

Each party to bear their own legal costs.

## Terms

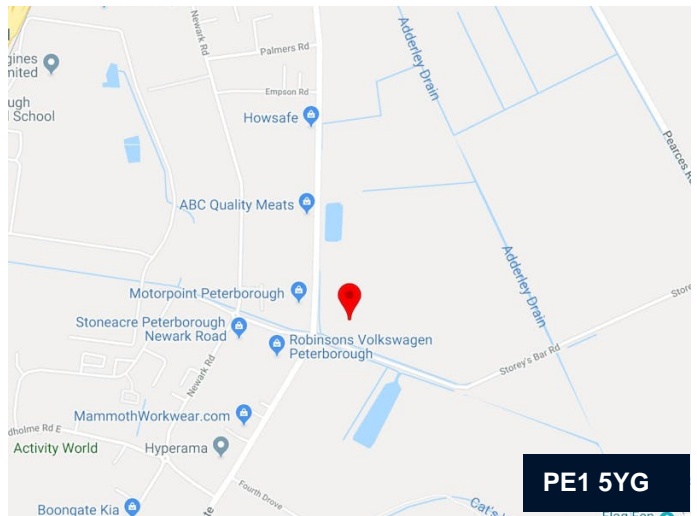
The units will be available to let on a new lease on terms to be agreed. Guide rent upon application. Freehold sales may be considered. VAT will be payable in addition to rent and service charge.

## Viewings

Strictly by appointment with the joint agents.

Savills - William Rose / Edward Gee - 01733 344414

Bidwells - Patrick Stanton / Rory Banks - 01223 841841



## Contact

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