

TO LET - INDUSTRIAL

12 HOLKHAM ROAD

Orton Southgate, Peterborough, PE2 6TE



Key Highlights

- 19,800 sq ft
- End of terrace industrial unit
- EPC: C
- On site parking available
- 5.85m eaves height
- 2 loading doors
- Offices at first floor level
- The unit will be available from October 2024

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Description

The property is an end of terrace warehouse/industrial unit with two electrically operated doors providing access onto Holkham Road. Ground floor reception/office provides access to the first floor offices and via a corridor to the main warehouse area where there are male & female WC facilities and break out room/kitchen. The warehouse has an eaves height of approximately 5.85m. On site car parking is providing in the middle of the estate, on a permit basis.

Location

Peterborough is a cathedral city in Cambridgeshire, located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. The city has excellent rail with the fastest journey time to London's Kings Cross being approximately 45 minutes.

Holkham Road is located in Orton Southgate, Peterborough's prime commercial location approximately 6 miles north of Peterborough city centre and close to J17 of the A1(M). Nearby occupiers include BGL Group, Virgin Media, Lesko Modular, Royal Mail and Yours Clothing.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Availability
Unit	19,800	1,839.48	£6.75	Available

Viewings

Strictly by appointment with the agents. The unit will be available from October 2024.

Terms

The property is available to rent at a rent of £133,650 per annum exclusive of VAT, Business Rates and any other outgoings.

Service Charge

A service charge will be levied for the maintenance of communal areas of the estate. Further details are available from the agents.

Business Rates

Rates payable: £45,824 per annum

(based upon Rateable Value: £89,500)

Contact

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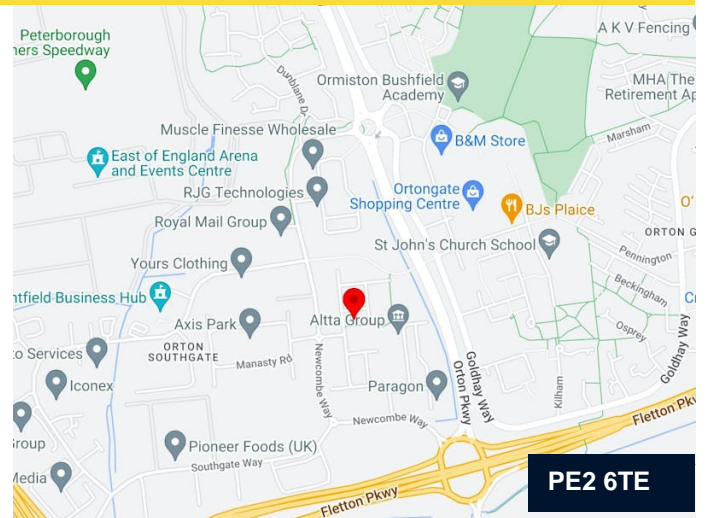
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