

TO LET - INDUSTRIAL

# UNIT B HARRIER PARK

Southgate Way, Orton Southgate, Peterborough, PE2 6YQ

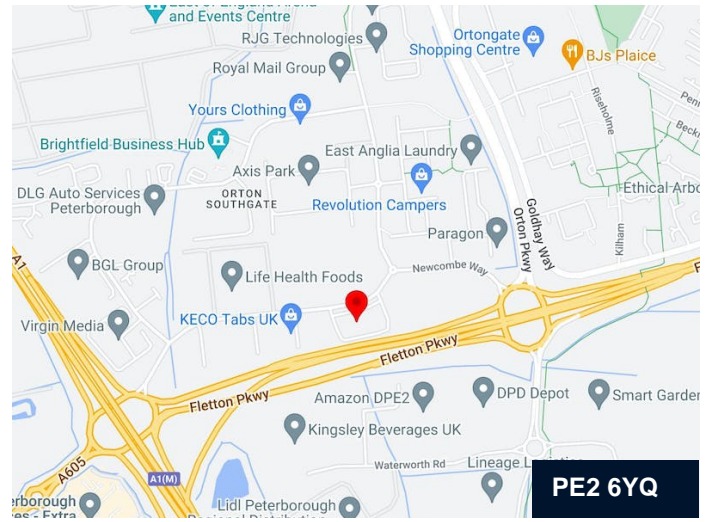


## Key Highlights

- Detailed industrial/distribution unit
- Close to J17 of A1M
- Offices at ground & first floor
- 35,751 sq ft
- Eaves height 9.3m rising to 12.3m
- 9 Loading docks
- To be refurbished

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## Description

The premises comprise an end of terrace industrial/warehouse unit of portal frame construction clad in a combination of brick and UPVC clad steel elevations under a pitched steel decked roof with roof lights.

## Location

Harrier Park is located on Southgate Way in Orton Southgate, Peterborough and has excellent access to J17 of the A1(M) via Southgate Way. Neighbouring occupiers include: EPD, Impact Modular, Big Web Warehouse, Hobart, Safapac, Yours Clothing, T Quality Ltd, Sprint e-Logistics and Advanced Handling.

## Accommodation

| Name             | sq ft         | sq m            |
|------------------|---------------|-----------------|
| Unit - Warehouse | 34,116        | 3,169.48        |
| 1st - Floor      | 1,635         | 151.90          |
| <b>Total</b>     | <b>35,751</b> | <b>3,321.38</b> |

## Specification

The unit has a reception area leading to the ground floor offices with WC and kitchen facilities. There are further offices at first floor level.

The warehouse has 9 electrically operated full height roller shutter doors to the side, suspended sodium lighting and 3 phase power. There is car parking to the front with a yard and HGV parking to the side and rear of the unit.

The property will be refurbished to include: full redecoration where necessary, new ceilings and LED lighting to office areas, new carpets to office areas and refurbishment of amenity areas.

## Viewings

Strictly by appointment.

## Terms

The property is available by way of a new full repairing and insuring lease at a rent of £286,000 per annum exclusive for a term to be agreed.

## Service Charge

A service charge will be levied in respect of a contribution towards the upkeep of common areas. Further details are available from the agents.

## Business Rates

From enquiries made from the VoA website we understand the property has a Rateable Value of £131,000 (April 2023) - the current Business Rate multiplier is 51.2p.

## Contact

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