

38, 39 & 40 Stapledon Road
Orton Southgate, Peterborough, PE2 6TD

savills



INVESTMENT OPPORTUNITY
THREE INDUSTRIAL UNITS OF 10,170 SQ FT EACH (30,510 SQ FT TOTAL)

OVERVIEW

- Three terraced industrial units
- Long Leasehold subject to leases
- Located in Orton Southgate
- Fully let - 10 year lease ending April 2034 at a rent of £152,500 per annum (£5.00 per sq ft)
- Guide price £2,180,000 plus VAT

LOCATION

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

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.

Stapledon Road is well located in Orton Southgate ½ a mile from J17 of the A1(M). Nearby occupiers include Yodel, Yours Clothing, Hobart UK and Royal Mail.

DESCRIPTION

The property comprises three terraced interlinked industrial units that are located on an established industrial estate close to the A1(M). The units are of steel frame construction with profiled metal cladding to the elevations and an eaves height of 5.4 metres.

Internally, there are offices on the first floors and break out space on the ground floors, male and female WC's and full height loading doors.

Externally there is parking and access to the communal car park opposite the units.

TENANCY SCHEDULE

Unit	Gross Internal Area Sq Ft	Rateable Value	Tenant	Lease to (Break Clause/Rent Review)	Rent *
38	10,170	£119,000	Safapac Limited	New 10 year lease from April 2024 to April 2034 – break clause April 2029 – rent review April 2029	£152,500 per annum (£5.00 per sq ft)
39	10,170				
40	10,170				
Total	30,510				

* Rents are shown exclusive of VAT

EPCs

We understand the properties currently have an EPC rating of E.

However, further on-going refurbishment is taking place and it is anticipated that an improved EPC rating of C will be achieved.

TENANT / LEASE

Incans reports are available upon request.

The tenant has a recommended yearly rental exposure of £900,000 and a global score of 84/100.

Copies of the leases are available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

PROPOSAL

The property is available on a long leasehold interest.

Offers in excess of £2,180,000. VAT will be payable on the sale price.



FURTHER INFORMATION & VIEWING

For further information or to arrange an inspection, please contact:-

William Rose
T: 01733 201391
E: wrose@savills.com

James Anderson
T: 01733 201388
E: james.g.anderson@savills.com

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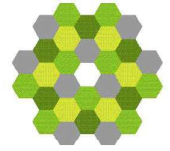
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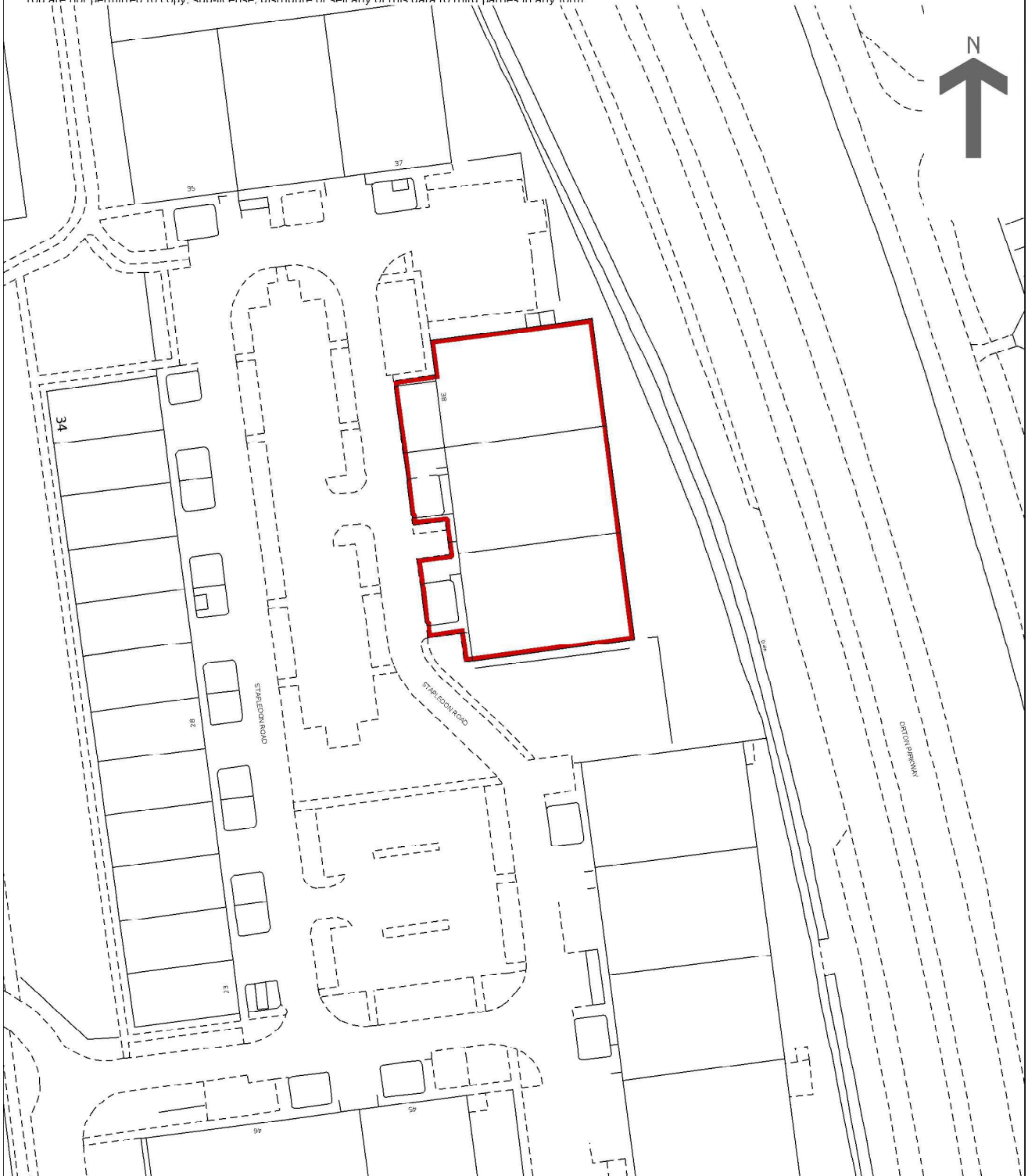
February 2024

HM Land Registry
Official copy of
title plan

Title number **CB432854**
Ordnance Survey map reference **TL1594NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **City of Peterborough**



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