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INDUSTRIAL/WAREHOUSE – TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**29 & 30 STAPLEDON ROAD, ORTON SOUTHGATE,  
PETERBOROUGH, PE2 6TD**

**From £23,500 per annum exclusive**

**283 – 563.2 sq m  
(3,050 – 6,062 sq ft)**

- Popular location close to A1(M)
- Eaves height of approximately 4m
- Benefit from external compound
- Access to communal parking area

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## LOCATION

The units are located on Stapledon Road, within the established Orton Southgate industrial area which is located adjacent to Junction 17 of the A1(M), approximately 6 miles south-west of Peterborough City centre. Occupiers within the scheme include Safapac, B & P Fine Foods, Norcam, Mod Shoes and Hydromarque, amongst others.

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## DESCRIPTION

The estate comprises light industrial / warehouse units of steel frame construction under flat roofs. The units provide open plan warehouse / workshop accommodation, office accommodation and male and female WC facilities. Internally, the units benefit from three phase power, a full height loading door with separate pedestrian entrance.

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## SERVICES

Mains electricity, drainage, gas and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

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## ACCOMMODATION

Unit 29 GIA:	281.6 sq m	3,031 sq ft
Unit 30 GIA:	281.6 sq m	3,031 sq ft
Units 29 and 30 can be combined to provide 563.2 sq m (6,062 sq ft)		

Measurements are approximate and gross internal.

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## BUSINESS RATES

Unit 29/30 are currently in valued conjunction with one another and have a RV of £37,500 (April 2023 valuation). If the units are taken separately, they will be revalued upon occupation.

As the current RV falls below £51,000, we can confirm that rates will be charged at 49.9p in the pound for the remainder of the year from 1st April 2022. Interested parties are strongly advised to confirm the rates payable figure with Peterborough City Council.

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## RENT

Unit 29: £22,875 per annum exclusive  
Unit 30: £22,875 per annum exclusive

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## VAT

We understand that VAT will be charged on the rent.

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## LEGAL COSTS

Each party to bear their own costs in relation to these transactions.

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## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

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## LEASE TERMS

The properties are available by way of a new lease for a term to be agreed.

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## VIEWING

Strictly by appointment with agents: -

**Eddisons**  
**incorporating Barker Storey Matthews**  
The Lawns  
33 Thorpe Road  
Peterborough PE3 6AB  
01733 897722

Stephen Hawkins  
[Stephen.hawkins@eddisons.com](mailto:Stephen.hawkins@eddisons.com)

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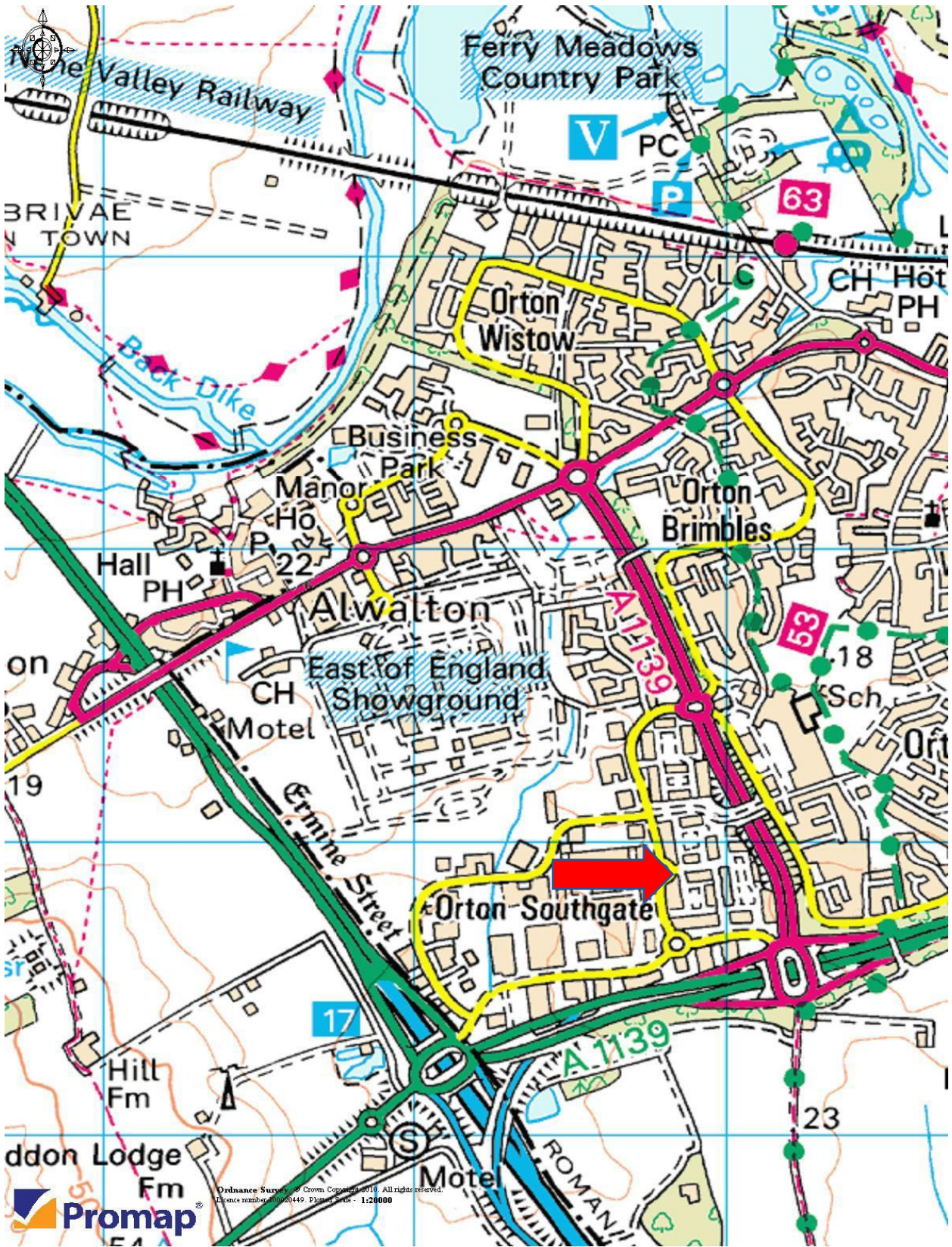
For more information, visit [eddisons.com](http://eddisons.com)  
T: 01733 897722

### Important Information

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