

01733 897722

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INDUSTRIAL / DISTRIBUTION TO LET

Eddisons

Incorporating Barker Storey Matthews



Unit B Harrier Park, Orton Southgate, Peterborough PE2 6YQ

Rent £285,500 pax

3,314.44 sq m (35,677 sq ft)

- Large, detached unit with 9 loading doors
- Eaves height 9.3m (approx.) rising to 12.3m (approx)
- Close to Junction 17 of the A1(M)
- New lease available

LOCATION

The premises are situated within the Harrier Park development which in turn lies off Southgate Way within the Orton Southgate employment area of Peterborough. Orton Southgate is considered to be the prime employment area and has immediate access to the A1M from Southgate Way approximately 500 metres to the west.

DESCRIPTION

The property comprises a detached industrial / warehouse unit of steel portal frame construction clad in a combination of brick and UPVC clad steel elevations under mono-pitched steel decked roof.

The unit provides a reception entrance leading to ground floor offices and toilet facilities with direct access to the warehouse. At first floor there are additional offices, WC's and a kitchen facility. The warehouse is serviced by nine loading doors with direct access to the side yard area

Externally there is car parking for vehicles to the front and side of the unit.

SERVICES

Mains drainage, water, gas and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition of working order of services, fixtures and fittings.

ACCOMMODATION

Ground Floor	3,162.66 sq m (34,043 sq ft)
First Floor Offices	151.78 sq m (1,634 sq ft)

Total GIA	3,314.44 sq m (35,677 sq ft)
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BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of £131,000 (1 April 2023 Valuation). Business rates are normally charged at 51.2 pence in the pound on the Rateable Value however interested parties are encouraged to verify the rates payable figure with Peterborough City Council.

RENT

£285,500 per annum exclusive of VAT, service charge, rates and all usual outgoings.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICE CHARGE

A service charge will be levied in respect of a contribution toward the upkeep of common areas. The current financial year budget is estimated at £18,298 + VAT. Further details available from the agents.

EPC

The EPC is to be re-assessed following landlord refurbishment works. The target rating will be B, further details available from the agents.

LEASE TERMS

A new lease is available, term by negotiation.

VIEWING

Strictly by appointment with:-

Eddisons incorporating Barker Storey Matthews

Stephen Hawkins

01733 556495

Stephen.Hawkins@eddisons.com

Simon Parsons

01733 971808

Simon.Parsons@eddisons.com

Ref: 801.145298

Date: 23/06/23

For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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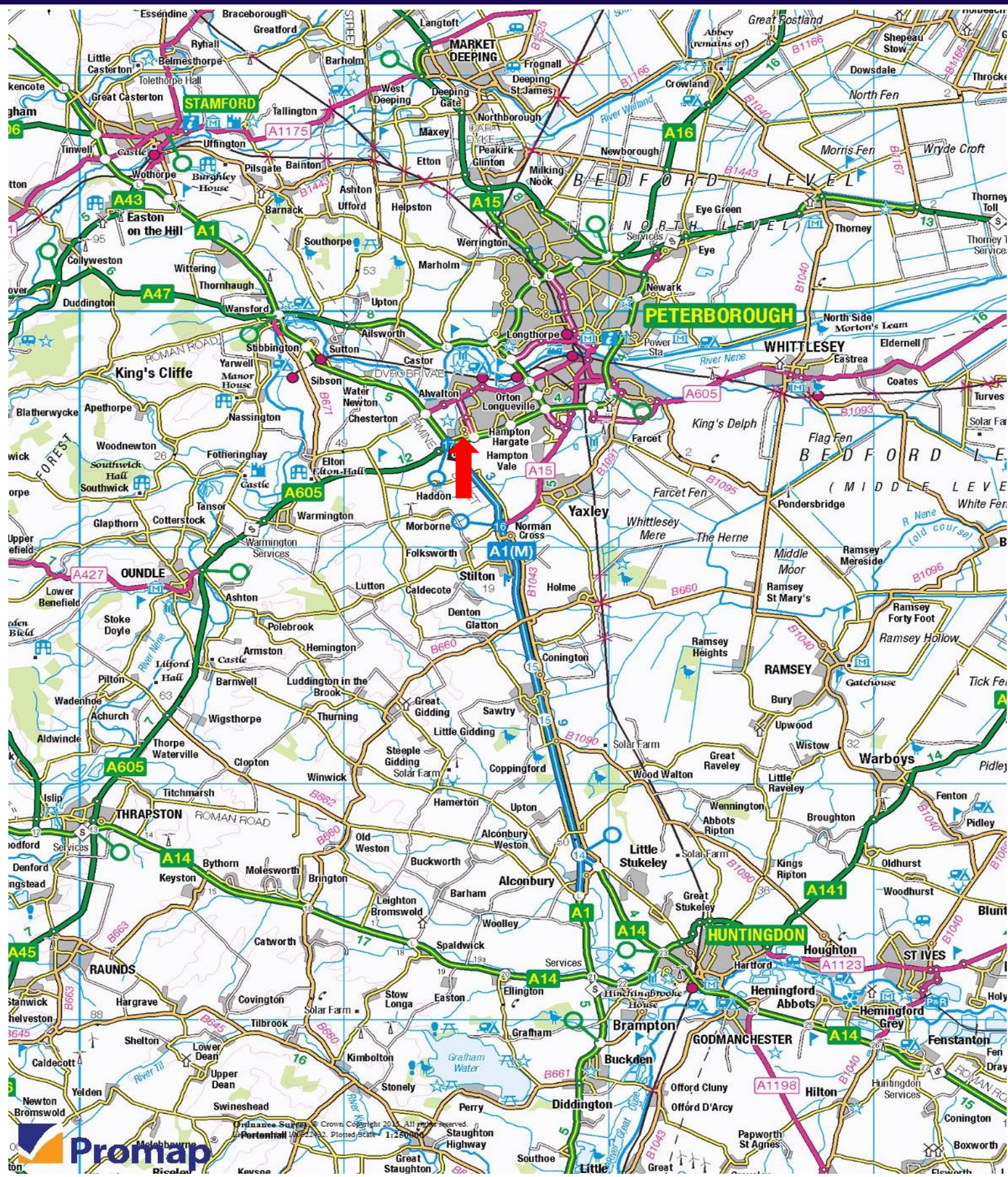
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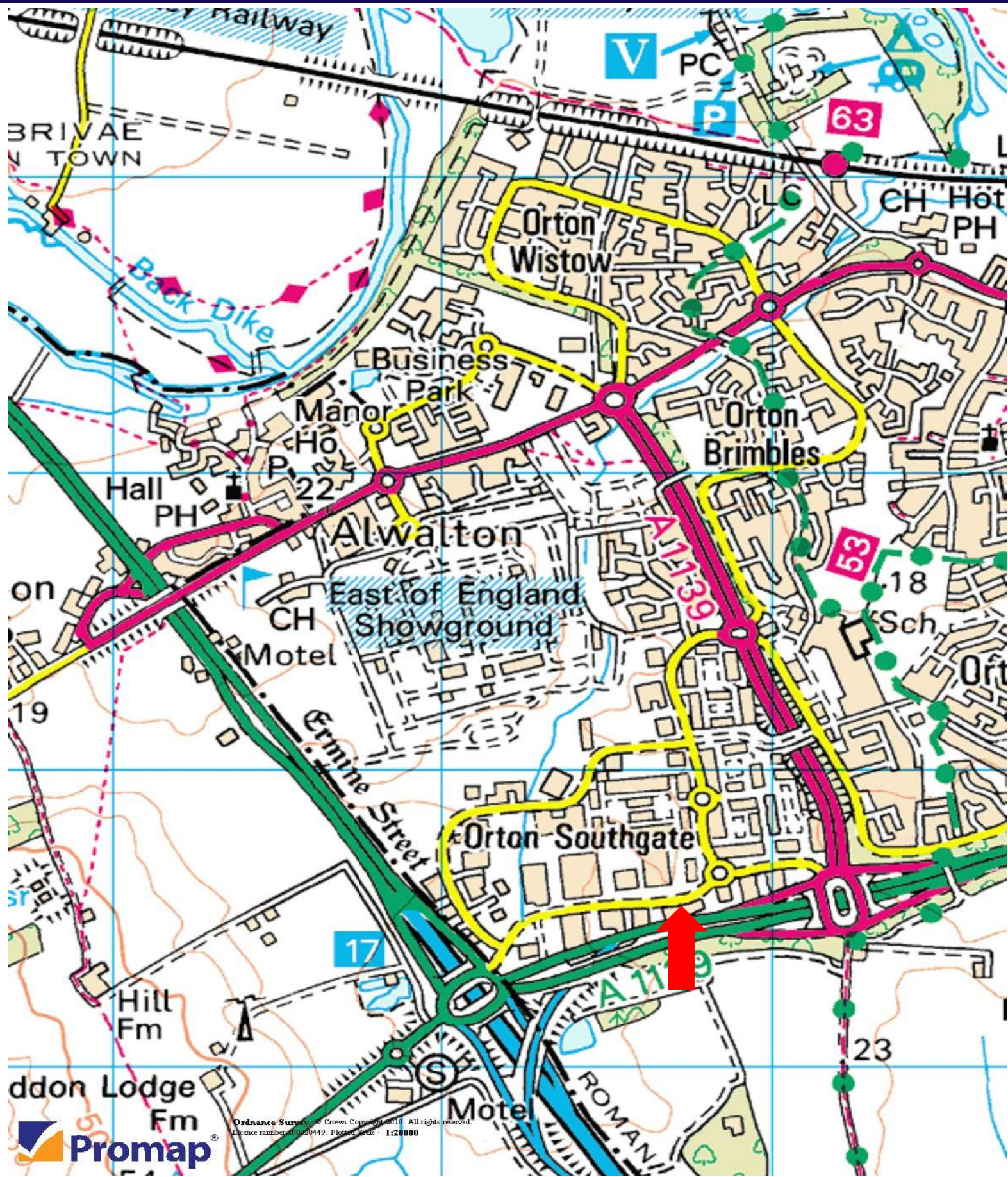


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