



Unit 1, The Broadlands

Newark Road, Peterborough, PE1 5WJ

Newly refurbished warehouse
unit - To Let

108,983 sq ft
(10,124.85 sq m)

- The landlord will consider bespoke refurbishment requests
- Target EPC rating of A (post refurb works)
- Eaves height of approx 7.6m
- 2 dock doors and 2 floor level loading doors
- Local occupiers include Perkins Engines, Rapidrop, Selco and Big Motoring World.
- Established Eastern Industry area

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Summary

Available Size	108,983 sq ft
Rent	£6.50 per sq ft
Rates Payable	£3.39 per sq ft (Estimated)
EPC Rating	Upon enquiry

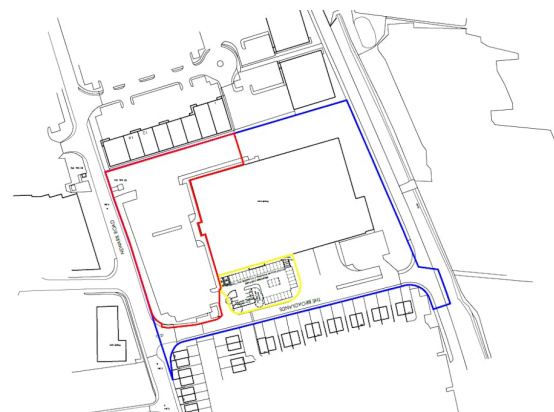
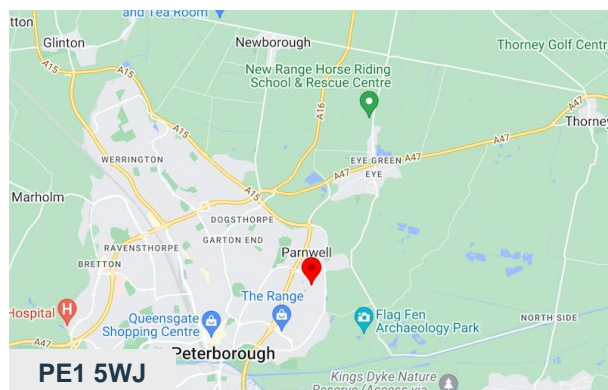
Description

Unit 1 is accessed via the private drive of The Broadlands which provides immediate access on to Newark Road. The property was originally constructed in 2001 and comprises a substantial warehouse with ancillary office accommodation and a self contained yard and parking. The warehouse has an eaves height of approximately 7.6m, 2 dock doors and 2 floor level loading doors. The yard area surrounds building providing circulation space as well as ample yard and parking areas. The offices are arranged over first and second floors and comprise of open plan space.

Unit 1 will shortly undergo an extensive refurbishment to provide grade A accommodation. The landlord will consider bespoke refurbishment requests.

Location

The property is located on Newark Road which gives immediate access onto the properties private drive – The Broadlands. The property is situated close to the junction with Oxney Road, in the established Eastern Industry Area, to the east of Peterborough City centre. Established occupiers in the immediate vicinity include Perkins Engines, Rapidrop, Selco and Big Motoring World.



Viewing & Further Information



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