

Established Industrial / Warehouse Park
Close to Junction 17 **A1(M)**

axis park

Manasty Road, Peterborough
PE2 6UP

 **abrdn**

HOBART

KINGSLEY

Tuffnells
Parcels Express

♥ YOURS

A1(M)

REL Transport

EPD
INSULATION GROUP

smiths news

J17 A1(M)

PIONEER
FOODS



A1(M)

ICONEX

DIG AUTO
SERVICES

Hings



Southgate Way

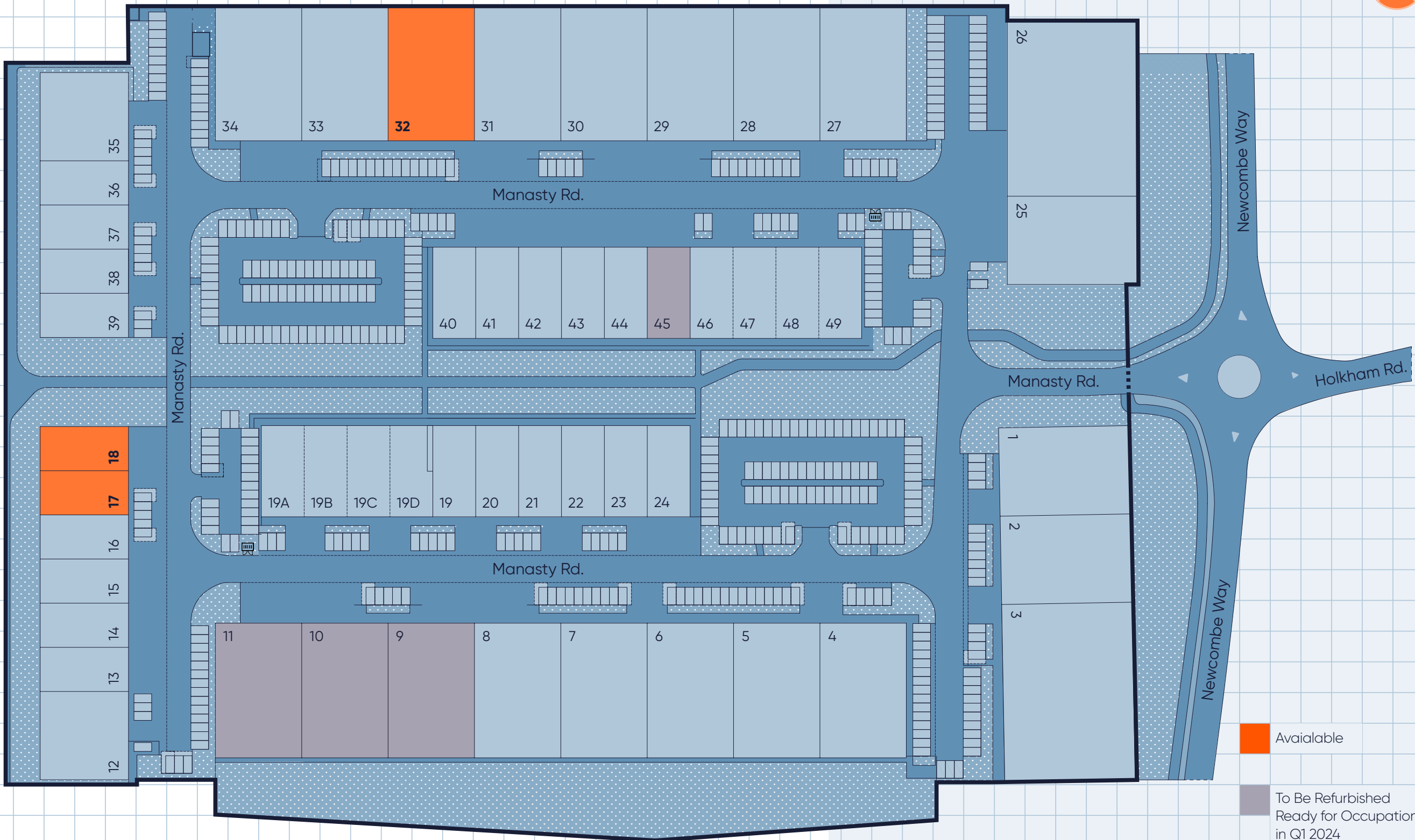
Newcombe Way

Built for Businesses


Axis Park sits in a premier industrial and logistics location within close proximity to the A1(M). Units of various sizes are available, all refurbished to the highest specification as well as benefiting from generous on site parking.

Accommodation	Sq Ft	Sq M	Eaves Height
Unit 9	9,970	926	5.4m
Unit 10	9,970	926	5.4m
Unit 11	9,970	926	5.4m
Unit 17	3,035	281.9	4.0m
Unit 18	3,015	280.1	4.0m
Unit 32	9,942	923.6	5.4m
Unit 45	3,059	284.2	4.0m

All floor areas are GIA and approximate.



 Available

 To Be Refurbished Ready for Occupation in Q1 2024



New refurbished units of steel frame construction with profile steel cladding



LED lighting to offices and warehouse



PV panels and roofs providing financial benefit



EPC rating: 'B'



EV charging points

*Plan not to scale - for indicative purposes

Leading Employers

Leading Location

Axis Park is close to Junction 17 of the A1(M) in a prime commercial location of Orton Southgate. Nearby occupiers include Yodel, Mears Group, Amazon and Steinel UK Ltd.

The cathedral city of Peterborough is a major commercial centre with a population in excess of 186,000 people in a catchment of over 550,000 within a 20 mile radius.

It has excellent communications being approximately 80 miles north of London, adjacent to the A1(M) and having a complete dual carriageway ring-road system encircling it. There are also fast and frequent rail connections to many parts of the country, with the fastest train journey from King's Cross being 46 minutes.

7,800

Peterborough is home to over **7,800** businesses, with 50% business growth between 2010-2020.

215,000

Over **215,000** residents in Peterborough with a 17.5% population growth between 2011 - 2021.

22%

Peterborough experienced **22%** job growth, compared to 15% across the UK between 2017-2021.

8.2%

8.2% of Peterborough's population work in transportation and storage (3% higher than UK average).

Source: investinpeterborough.co.uk, nomisweb.co.uk

YODEL

LIDL

URBN

DSV

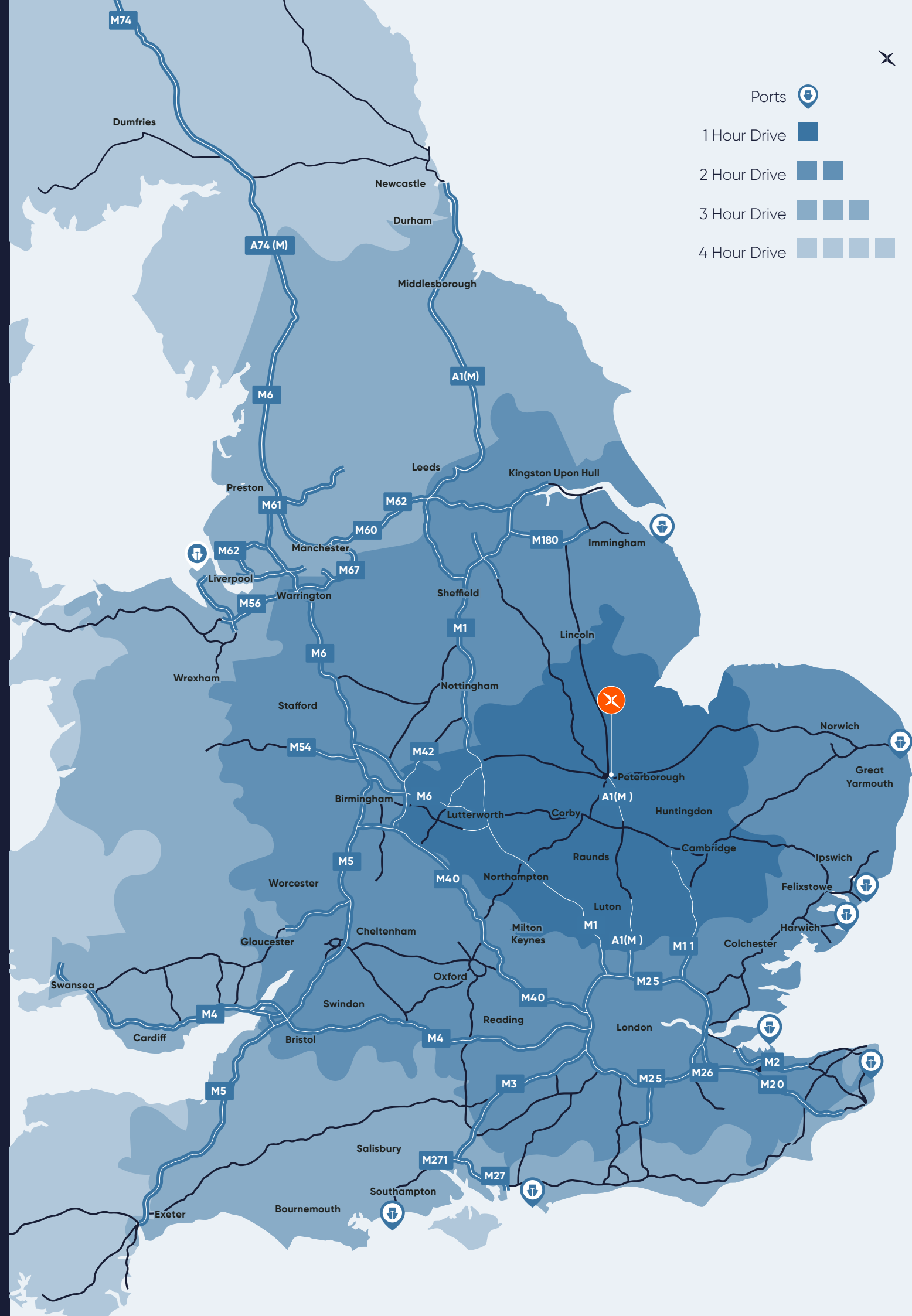
dpd

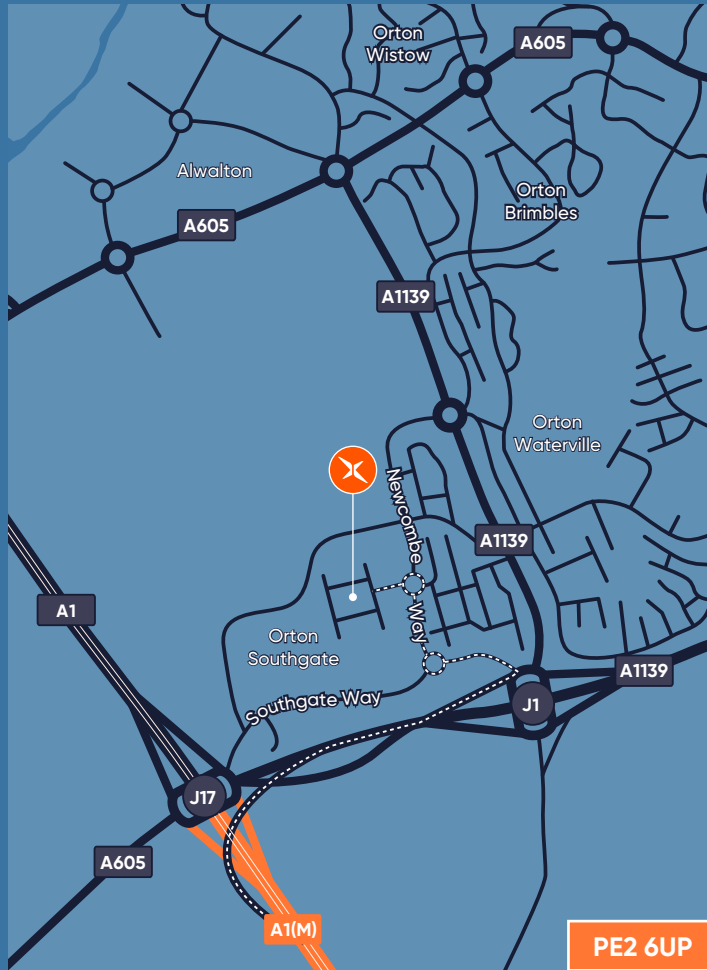
Royal Mail

amazon

AM FRESH GROUP

XL displays





Transport Links

Road	Distance	Time
A1 (M) J17	1 miles	3 mins
M1	44 miles	40 mins
M6	49 miles	55 mins
Birmingham	79 miles	1 hr 20 mins
London	79 miles	1 hr 30 mins

Railport	Distance	Time
DIRFT	47 miles	1 hr
Ebbsfleet Int.	99 miles	1 hr 30 mins

Port	Distance	Time
Felixstowe	47 miles	1 hr
Dover	88 miles	1 hr 25 mins
London Gateway	95 miles	1 hr 30 mins
Immingham	94 miles	1 hr 50 mins

Terms

The properties are available on a new full repairing and insuring lease for a term to be agreed. A competitive lease package is on offer.

Further Information

For further information, please contact the joint agents:

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Service Charge

There is a minimal estate service charge.



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