

Richardson

Commercial Property Specialists

Unit 34 Axis Park

Orton Southgate, PE2 6UP

TO LET

£70,280 Per Annum



- Industrial/warehouse Unit
- 932.7sq.M(10,040 Sq.Ft.)
- Offices To Front
- Close To A1 (M)
- EV Car charging
- Undergoing Refurbishment
- Excellent On Site Parking
- PV Solar panels

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonsurveyors.co.uk

01780 758007

LOCATION

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

The Estate 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.

DESCRIPTION

The end of terrace industrial/ warehouse unit is of steel frame construction with profiled metal cladding to the side elevations. The unit is currently undergoing extensive refurbishment and once completed will comprise of a production area, offices, male and female WC's and a full height electrically operated vehicle loading door. LED lighting will be installed throughout, the warehouse floor will be painted and a new carpet fitted to the office. Externally, PV solar panels will be fitted on the roof with the power generated feeding back to the unit. There will be a brand new dual EV car charger to the front of the unit together with car parking and there is excellent communal parking within the estate.

ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice on an approximate gross internal floor area basis.

GIA - 932.7 sq m - (10,040 sq ft)

SERVICES

We understand that mains three phase electricity, water and drainage are available. None of the services, heating systems, or any other plant or equipment have been tested by Richardson and lessees must rely on their own investigations as to their condition.

TERMS

The unit is available on a new full repairing and insuring lease, for a term to be negotiated. VAT will be charged on the rent. A service charge is payable in respect of the common areas of the Estate. Further details available.

RATES

From internet enquiries of the Valuation Office website, we understand that the following assessment applies:

Rateable Value: £48,250

Interested parties are advised to make their own enquiries as to the amount of rates payable.

EPC

Following the refurbishments this unit is predicted to have a rating of B.

LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWING

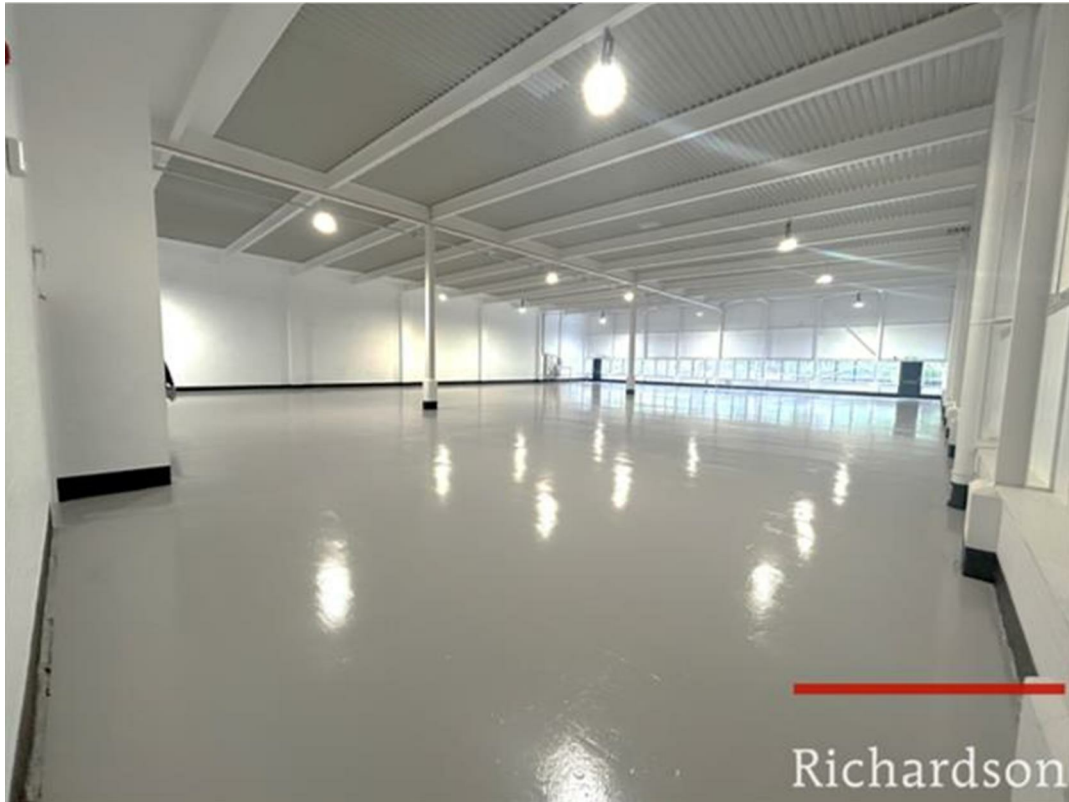
For an appointment to view or for further information please contact Andrew Leech at the joint letting agent

on 01733 321800

or e-mail - aleech@richardsonsurveyors.co.uk

or Katie Mulhern - KMulhern@richardsonsurveyors.co.uk

Below photos from refurbished units.



Richardson

Photos from refurbished units.



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale