

# Richardson

Unit 40 Axis Park

Orton Southgate, PE2 6UP

Commercial Property Specialists

**TO LET**

**£25,014 Per Annum**



- Industrial/Warehouse Unit
- EPC- B
- New Lease
- Close To A1 (M)
- 282 Sq M (3,032 Sq Ft)
- Excellent On Site Parking
- Offices To Part
- EV Car charging

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

## 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 has been extensively refurbished and comprises of a production area, offices, male and female WC's and a full height electrically operated vehicle loading door. LED lighting has been installed throughout, the warehouse floor has been painted and a new carpet has been fitted to the office. Externally, PV solar panels have been fitted on the roof with the power generated feeding back to the unit. There is a brand new dual EV car charger to the front of the unit together with car parking and excellent communal parking within the estate.

## ACCOMMODATION

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

GIA-282 sq m - 3,032 Sq ft

## SERVICES

We understand that mains 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 and a service charge is payable in respect of the common areas of the Estate. Further details on request.

## RATES

We understand from enquiries made of the Valuation Office website that the unit has a rating assessment of:

Workshop & Premises £17,500

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

## EPC

Energy Rating: B

## LEGAL COSTS

Each party to pay their own legal costs incurred.

## VIEWING

For further information or an appointment to view please contact the joint agent

Andrew Leech at RICHARDSON

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**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