

TO LET - INDUSTRIAL

# UNITS 8 & 9 STAPLEDON ROAD

Overton Park, Orton Southgate, Peterborough,  
Cambridgeshire, PE2 6TB



## Key Highlights

- 10,000 to 20,000 sq ft
- Full height roller shutter doors
- Eaves height 5.85m
- EPC Rating: D
- Industrial/warehouse units
- External compounds
- Adjacent units - available separately or together

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## Location

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.

Orton Southgate is one of the main employment areas of the city with good access to the A1(M) and the A1139 Frank Perkins Parkway which forms an integral part of the ring road system. Nearby occupiers include: Barnack (UK) Ltd, BGL Group, Coloplast, WH Smith, Bokomo Foods, Amazon and Safapac.

## Description

Adjacent units of steel frame construction with profiled cladding with an eaves height of 5.85m approx. Each unit comprises a warehouse/production area, ground floor reception office, male & female WC's. There are offices at first floor level to the front of the units. There is an external brick built storage compound to the front of each unit.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure
Unit - 8	10,000	929.03	To Let
Unit - 9	10,000	929.03	To Let
<b>Total</b>	<b>20,000</b>	<b>1,858.06</b>	

## Terms

The properties are available to let on terms to be agreed.

## Viewings

Strictly by appointment with the agents. Quoting rent £70,000 per annum exclusive per unit.

## Business Rates

We understand from enquiries of the VoA website the units currently have the following rateable values:

## Contact

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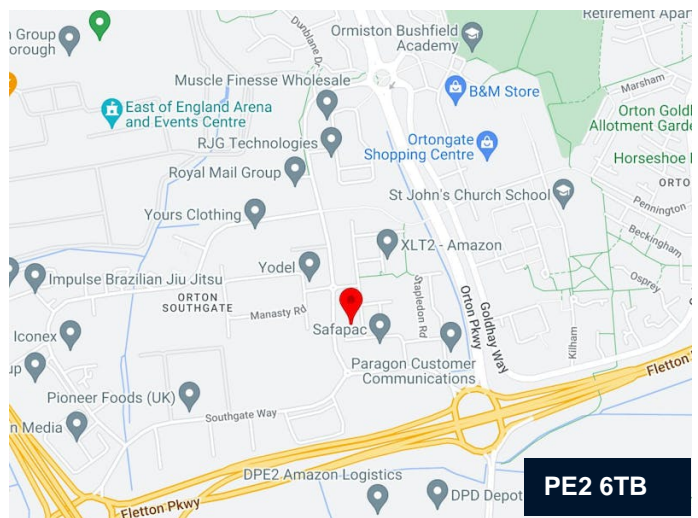
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