

TO LET - INDUSTRIAL / OPEN STORAGE

IDEAL HOME HOUSE

Newark Road, Peterborough, PE1 5WG



Key Highlights

- 10,000 to 123,913 sq ft
- To be split & refurbished to suit requirements
- 6.31 acre total site area (site cover only 30%)
- New lease directly from the landlord
- Warehouse premises (7.6m eaves), 3 storey offices & open storage available as a whole or in parts
- Open storage plots/office suites also available

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
01733 344 414
savills.co.uk



Description

The property was constructed in 2001 and comprises a warehouse with 3 storey office accommodation and yard/parking. The warehouse has an eaves height of approximately 7.6m, has 2 dock doors and 2 floor level loading doors. The yard area surrounds entire building. The offices are over ground, first and second floors and comprise of open plan offices, TV studios and ancillary accommodation. There is a fully fitted canteen on the second floor and all floors have lift and main stairwell access.

There is a electricity sub-station on site and gas fired heating to the property. Within the warehouse area, there is LED lighting, gas-fired heating and a sprinkler system.

Location

The property is located on Newark Road, close to the junction with Oxney Road, in the Eastern Industry Area, to the east of Peterborough City centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	56,635	5,261.56	Available
Mezzanine	11,415	1,060.49	Available
Ground - Studios	6,781	629.98	Available
Ground - Floor	19,354	1,798.05	Available
1st - Floor	17,866	1,659.81	Available
2nd - Floor	11,862	1,102.02	Available
Total	123,913	11,511.91	

Viewings

Strictly by appointment with the sole agents.

Terms

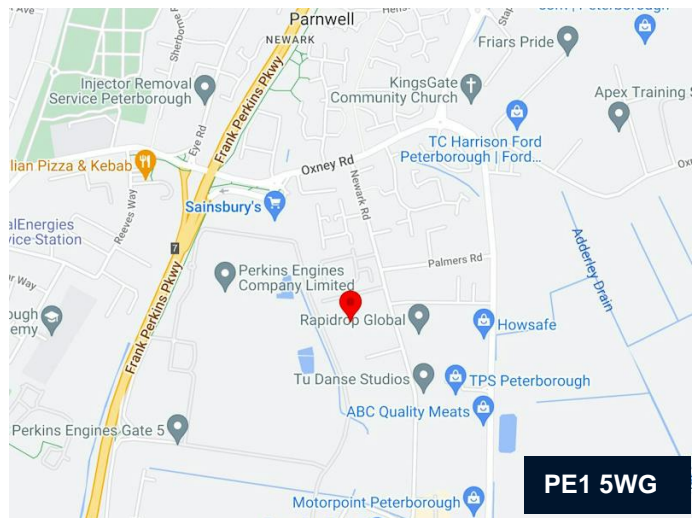
The property is available to let on terms to be agreed. New lease directly from landlord.

Business Rates

Rates payable: £386,560 per annum

(based upon Rateable Value: £755,000)

For the whole site. To be re-assessed when/if the site is split.



Contact

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906

+44 (0) 7807 999 211

egee@savills.com

William Rose BSc MRICS

+44 (0) 1733 201 391

+44 (0) 7870 999 566

wrose@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 30/01/2024

savills