



Units 12, 14 & 15 Parigan Business Park, Orton Southgate
Peterborough PE2 6WB

UNITS 12, 14 & 15 PARIGAN BUSINESS

JACOB WAY, ORTON SOUTHGATE, PETERBOROUGH PE2 6WB



Agreement

To Let



Detail

Warehouse / Light Industrial
Units



Price

Unit 12 - UNDER OFFER
Unit 14 - £21,300 pax
Unit 15 - £22,850 pax



Size

Unit 12 - UNDER OFFER
Unit 14 - 155 sq m (1,668 sq ft)
Unit 15 - 159.5 sq m (1,717 sq ft)



Location

Peterborough PE2 6WB



Property ID

801.145993

For Viewing & All Other Enquiries Please Contact:



JULIAN WELCH

Director

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Property

Following the very successful development of Phase 1 of Parigan Business Park in 2021, Phase 2 is now under construction and will be ready for occupation in January 2026. Comprising three new-build units in two blocks, each unit is of steel frame construction with insulated metal profile sheet and glass cladding under monopitch insulated metal sheet roofs with integrated rooflights. Each unit has a full height electrically operated sectional loading door, separate pedestrian entrance, office, WC and teapoint and three phase power supply. Externally there is very good parking provision as well as visitor parking.

Accommodation

From measurements taken from architects drawings we note the following floor areas (subject to final measurement upon practical completion of the development):

Unit	m ²	ft ²
Unit 12	155	1,668
Unit 14	155	1,668
Unit 15	159.50	1,717

Parking Provision	Spaces
Unit 12	5
Unit 14	5
Unit 15	9

Services

We understand that mains water, electricity and drainage supplies will be connected to the premises.

Town & Country Planning

We understand that the units have consent for uses within Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020), and could therefore also be used for uses within Class B8 under Permitted Development rights.

Interested parties are advised to make their own investigations to the Local Planning Authority.

PLEASE NOTE - vehicle repair / sales uses and leisure related uses will NOT be considered on this scheme.

Business Rates

The units will need to be assessed for business rates purposes upon completion of the development. Further details from the letting agents.

Energy Performance Certificates

The units will be assessed upon completion of the development. Certificates will be made available on request.

Tenure

The units are available To Let by way of new Full Repairing and Insuring leases, for a term to be agreed.

Rent

Unit 12 - UNDER OFFER

Unit 13 - £21,300 per annum exclusive

Unit 14 - £22,850 per annum exclusive.

Estate Charge

An Estate charge is levied to cover the upkeep, maintenance and repair of all common parts of the development. Details on request.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Anti-Money Laundering

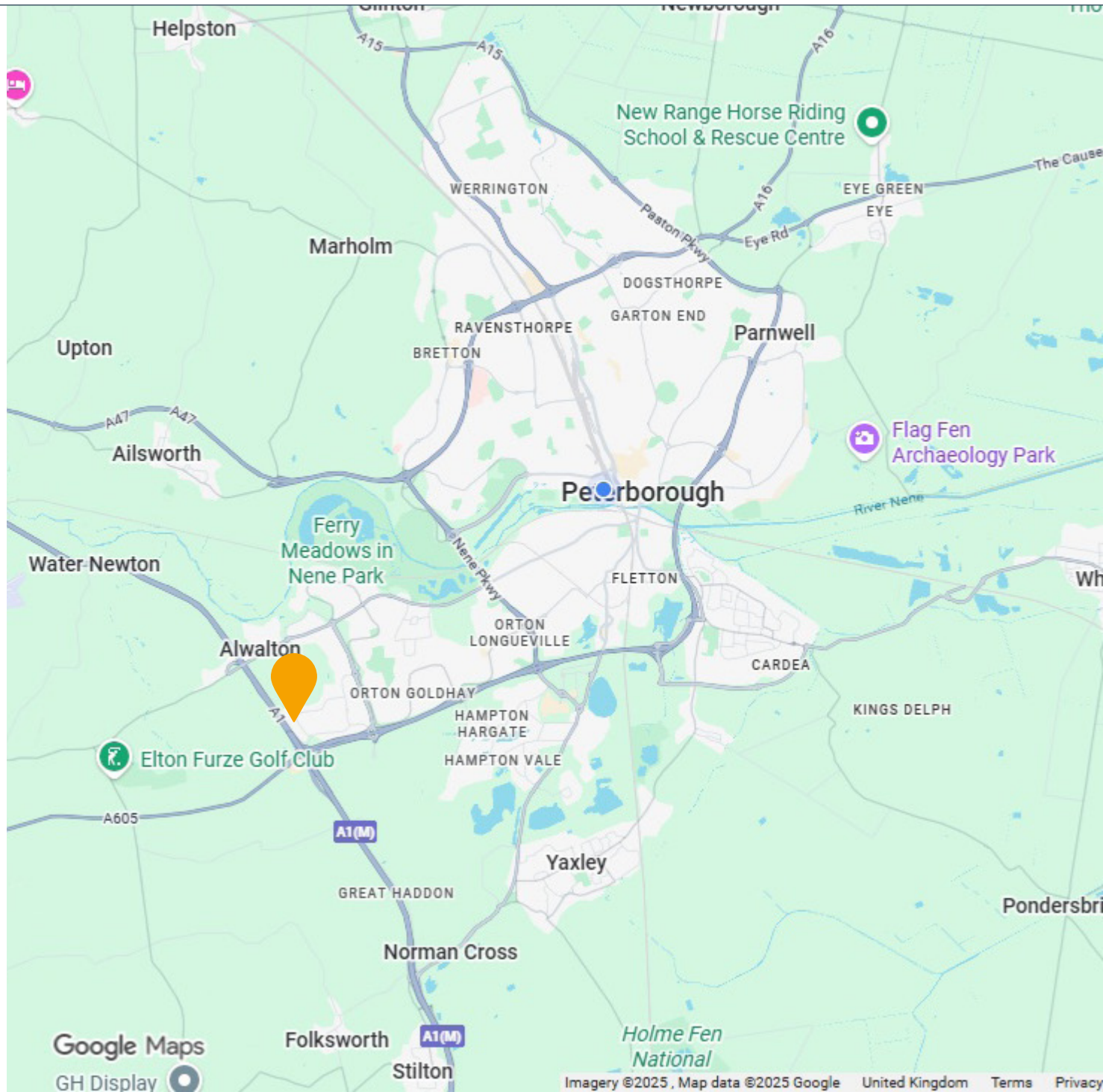
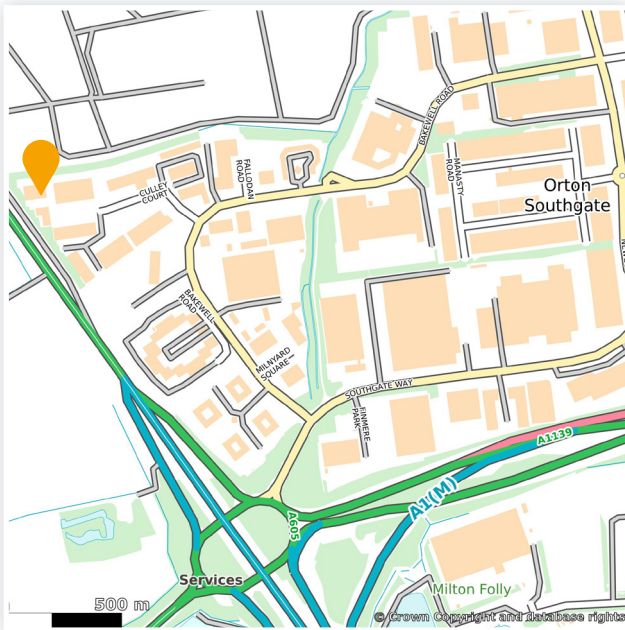
Prospective tenants will be required to provide ID documentation and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Parigan Business Park is situated within Peterborough's premier light industrial, warehouse and business park location at Orton Southgate, approximately 5 miles to the west of Peterborough City Centre.

Located just off Bakewell Road, and directly adjacent to Junction 17 of the A1(M), the development has easy access to the Peterborough Parkway system and national road network, with Cambridge 32 miles to the south, Birmingham 77 miles to the west and Leeds 110 miles to the north. Peterborough also benefits from an excellent rail service with a journey time to London Kings Cross of just 49 minutes.

Other occupiers on the scheme include Carl F Groupco, HMF and Aerodyne Global.





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**Carl F
Groupco**

HMF

12
14

15