



UNIT 8 AND 9 STAPLEDON ROAD, ORTON SOUTHGATE
PETERBOROUGH PE2 6TB

801.114061



BTG
Eddisons

UNIT 8 & 9 STAPLEDON ROAD

ORTON SOUTHGATE, PETERBOROUGH PE2 6TB



Agreement

To Let



Detail

Industrial / Warehouse
New leases available
Excellent on-site parking
Eaves height of c. 5.85m
Popular location close to A1(M)



Rent

£75,000 - £150,000 pax



Size

929-1,858 sq m
(10,000 - 20,000 sq ft)



Location

Peterborough, PE2 6TB



Property ID

801.114061

For Viewing & All Other Enquiries Please Contact:



STEPHEN HAWKINS
Regional Managing Partner

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Property

The units comprise ground floor office space, the main warehouse area, Ladies and Gents WC facilities and a break out room / kitchen area. The warehouse benefits from high bay lamps and a roller shutter door. A stairwell at the front reception leads to further office space at first floor level.

On-site car parking with secured entrance is provided in the middle of the estate, by permit only.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Unit 8	929	10,000
Unit 9	929	10,000
Total GIA	1,858	20,000

The units are to undergo a light refurbishment programme prior to letting to include redecoration and new LED lighting throughout.

Energy Performance Certificate

Rating: D (90). A copy of the certificates is available on our website.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The units are suitable for B1, B2 and B8 uses.

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

Rates

Charging Authority: Peterborough City Council
Description: Warehouse and Premises
Rateable Value: Unit 8 - £52,500
Unit 9 - £51,000

Please click on the below link for an indication of the likely annual business rates payable. As the RV is £51,000 or above, we understand that rates will be charged at 55.5p in the pound for the year from 1st April 2025.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

Unit 8 - **£75,000 per annum**
Unit 9 - **£75,000 per annum**

Rents quoted are exclusive of VAT, Business Rates and all other

Service Charge

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Further details upon request.

VAT

VAT will be charged on the rents quoted.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding 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

The premises are situated within the Orton Southgate employment area, located approximately 5 miles south-west of Peterborough city centre and adjacent to the A1(M) at its junction with the A1139 Frank Perkins Parkway. The A14 is approximately 20 minutes to the south. Occupiers in the immediate area include BGL Group, Virgin Media, Coloplast, Royal Mail and Yours Clothing, amongst others.







