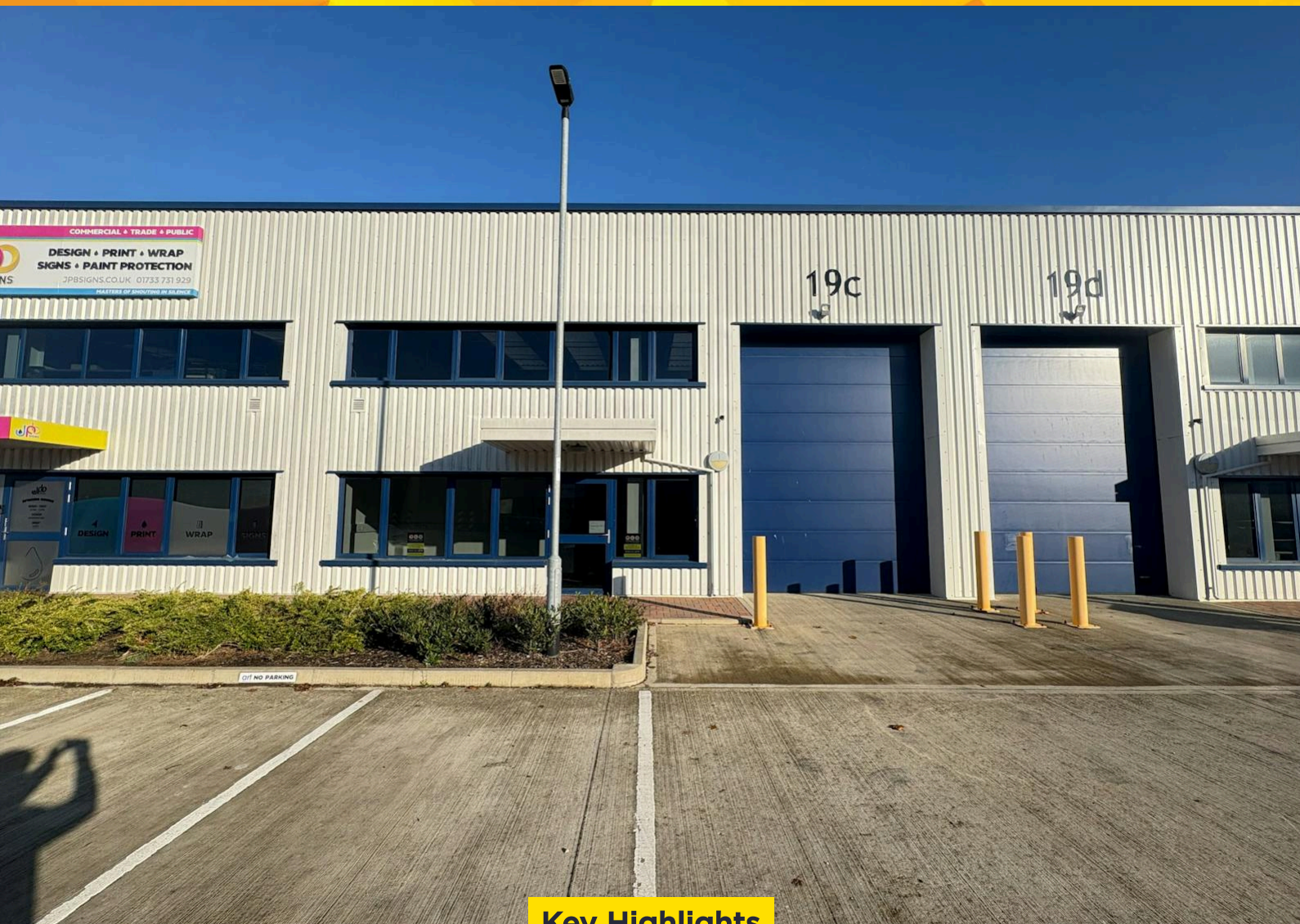


**INDUSTRIAL TO LET**

# Unit 19C Axis Park Manasty Road

Peterborough, PE2 6UP



## Key Highlights

- Full height electrical operated door
- Close to J17 of the A1(M)
- End of terrace unit
- Solar panel roof
- EPC Rating: A
- Eaves height 5.4m
- Suitable for a range of uses STP

Stuart House  
St John's Street  
Peterborough, PE1 5DD

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## DESCRIPTION

The terraced 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.

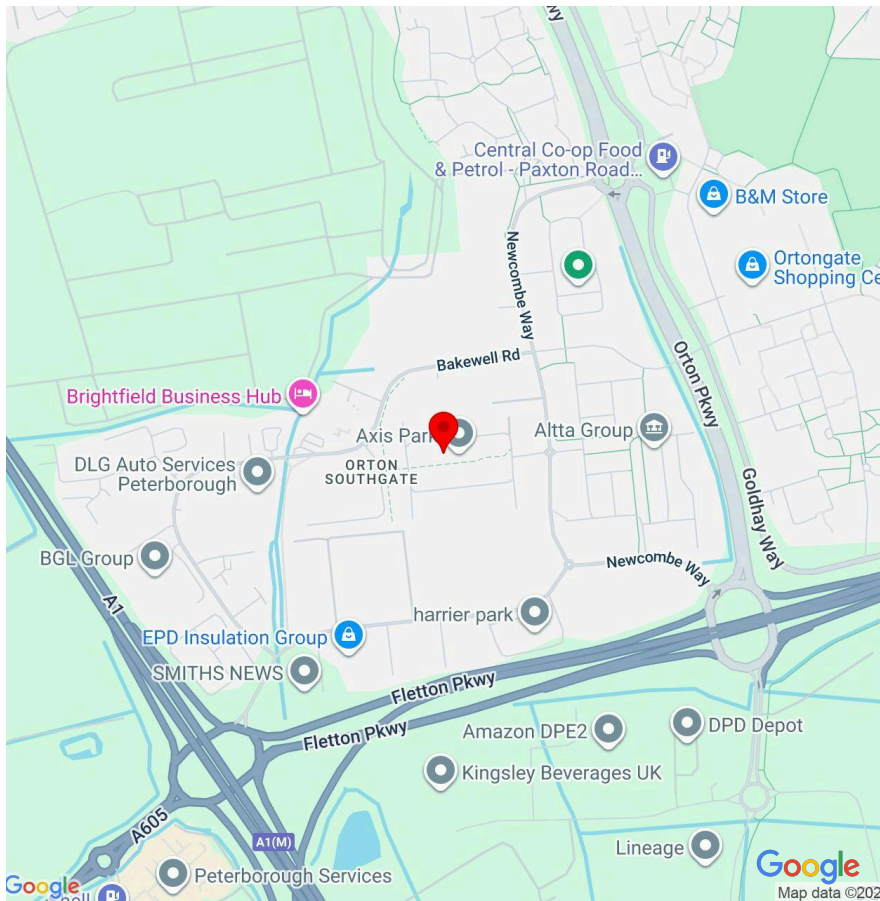
## ACCOMMODATION

The accommodation comprises of the following:

FLOOR AREA	SQ FT	SQ M
Unit - 19C	2,872	267
<b>TOTAL</b>	<b>2,872</b>	<b>267</b>

## LOCATION

Peterborough is a cathedral city 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 Railway Station is on the East Coast Mainline which allows direct access to London King's Cross with a fastest journey time of approximately 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 55 min). Peterborough is also served by the Cross Country operated Birmingham to Peterborough line with services to Leicester (55 min) and Birmingham (1 hr 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports. The unit is located in Orton Southgate, Peterborough a prime commercial location adjacent to the A1(M). Nearby occupiers include Yodel, Steinel UK Ltd, Precision Equipment and Schmidt.

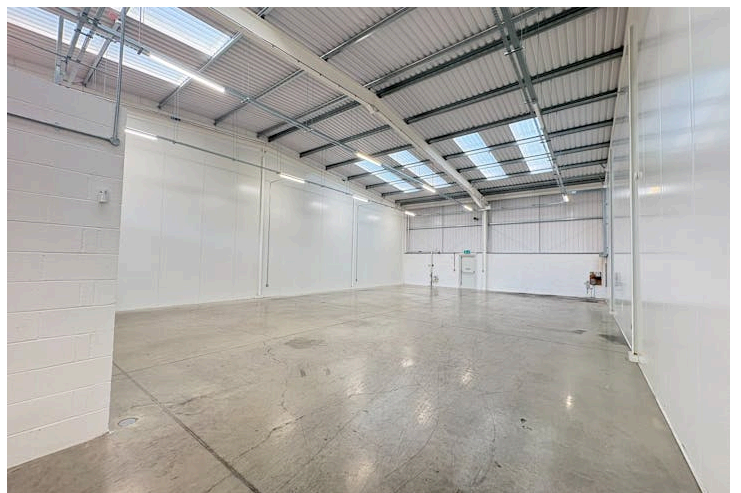
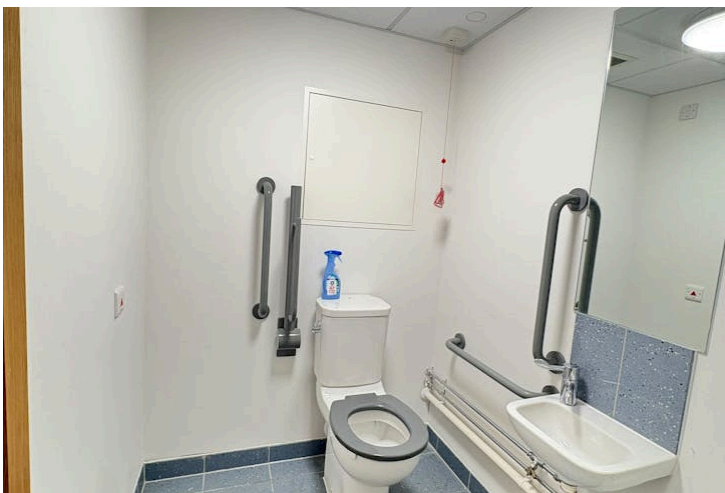


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### VIEWINGS

Strictly by appointment with the joint agents Savills and Richardsons (01780 758007).

### TERMS

The unit is available to let on a new lease at a rent of £24,421 per annum.

### LEGAL COSTS

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

### BUSINESS RATES

Unit 19C Axis Park has a rateable value of £16,750.

### SERVICE CHARGE

A service charge is payable in respect of the common areas of the estate - further details on request.

### VAT

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

### EPC

A Rating

### ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

### FLOOR PLANS

Floor plans available upon request.

### CONTACTS

For further information please contact:

#### William Rose BSc MRICS

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+44 (0) 7870 999 566  
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2. Any areas, measurements or distances are approximate. The text, images 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.

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# Energy performance certificate (EPC)

Unit 19c Manasty Road Axis Park Orton Southgate PETERBOROUGH PE2 6UP	Energy rating	Valid until: <b>27 November 2028</b>
	<b>A</b>	Certificate number: <b>0110-0438-9289-7599-9092</b>

Property type	B8 Storage or Distribution
Total floor area	263 square metres

## Rules on letting this property

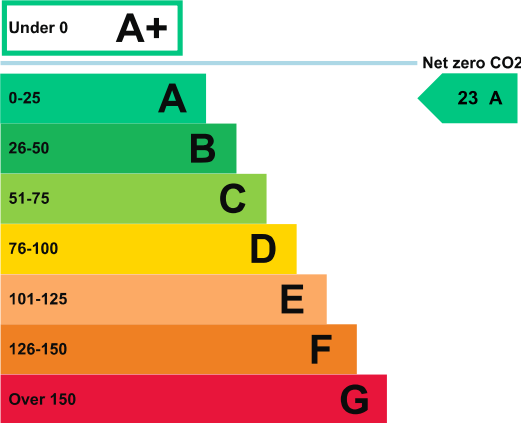
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is A.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>25 A</b>
If typical of the existing stock	<b>72 C</b>

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	14.49
Primary energy use (kWh/m <sup>2</sup> per year)	86

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0997-9499-8540-1290-1803\)](/energy-certificate/0997-9499-8540-1290-1803).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ian Pope
Telephone	0190 806 2819
Email	<a href="mailto:ipope@mepconcepts.co.uk">ipope@mepconcepts.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA157129
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	SVM Consulting Engineers
Employer address	184 High Street, Berkhamsted, Hertfordshire, HP4 3AP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 November 2018
Date of certificate	28 November 2018



A1 (M) J17