

# INDUSTRIAL / STORAGE TO LET

Orton Southgate, Peterborough

**BARKER STOREY  
MATTHEWS**

1991 - 2016

bsm.uk.com

**25** years

**01733 897722**



**Units 1 - 6 Manasty Road, Orton Southgate  
Peterborough PE2 6UP**

## **Rent on Application**

**10,000 - 70,000 sq ft**

- Premier location close to A1(M)
- Various unit sizes
- 5.4m eaves
- Full height electric loading doors
- Generous on site parking
- Gas fired warm air heating

Voted by the Estates Gazette 'Most Active Regional Agent in Cambridgeshire 2012, 2013, 2014, 2015'



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## LOCATION

The Cathedral City of Peterborough is a major commercial centre with a resident population in excess of 186,000 people and with a catchment of over 550,000 within a 20 mile radius.

It has excellent communications being approximately 80 miles north of London, adjacent to the A1(M) and having a dual carriageway ring-road system circling the City giving easy access to the A47, A15 and A605. There are fast and frequent mainline rail services from the City, with a travel time to London Kings Cross of just 46 minutes.

Manasty Road is situated within the Orton Southgate area of the City, recognised as the premier manufacturing and distribution location in the City. Nearby occupiers include Yodel, Mears group, Gardman, Redring and Xpelair amongst others.

## DESCRIPTION

The units are of steel frame construction with profile metal cladding to the elevations, and comprise two storey offices to the front with warehouse / workshop to the rear. The units each benefit from full height electrically operated loading doors, male and female WC's, three phase power, gas fired warm air blowers, and ceiling mounted sodium lighting. Each unit also has a small external storage compound, and the site benefits from CCTV and generous on-site parking.

Units 1-3 are interconnected at ground floor level. Units 4-6 have full cover mezzanine floors with goods lifts, and are interconnected at both ground and mezzanine floor levels. The mezzanine floors can be removed if required.

The units can be let individually, as a whole or as combinations of units.

## FLOOR AREAS

Unit 1:	929.03 sq m	(10,000 sq ft)
Unit 2:	929.03 sq m	(10,000 sq ft)
Unit 3:	1,858.06 sq m	(20,000 sq ft)
Unit 4:	929.03 sq m	(10,000 sq ft)
Unit 5:	929.03 sq m	(10,000 sq ft)
Unit 6:	929.03 sq m	(10,000 sq ft)

**Total GIA: 6,503.21 sq m (70,000 sq ft)**

## SERVICE CHARGE

There is a small service charge for the estate - details upon request from the Agents.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has the following assessments:

	<u>Rateable Value</u>	<u>Rates Payable 16/17</u>
Units 1-3	£132,000	£65,604
Units 4-6	£103,000	£51,191

In the event that the units are let individually or in different combinations the Rateable Values will need to be re-assessed. Rates payable may be affected by various rates reliefs and interested parties are advised to verify these figures with Peterborough City Council.

## LEASE TERMS

The units are available on new subleases for terms to be agreed.

## RENT

Upon application.

## VAT

VAT is payable in respect of these properties.

## EPC'S

The units have an EPC Rating within Band 'D'.

## VIEWING

Strictly by appointment with the joint agents:-

### **Barker Storey Matthews**

37 Priestgate, Peterborough

PE1 1JL

Contact:

**Julian Welch**

**JW@bsm.uk.com**

**(01733) 897722**

**Or**

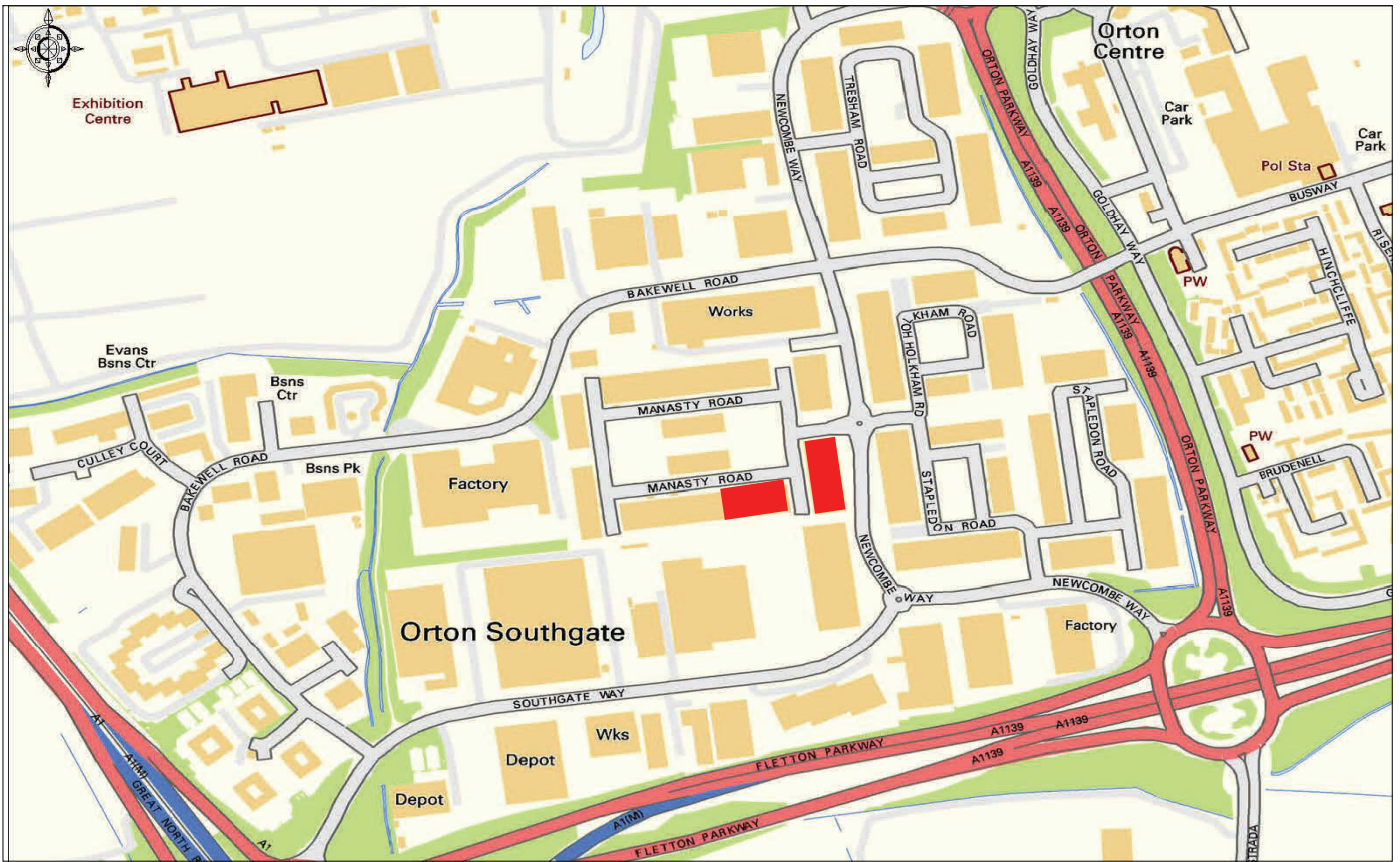
**William Rose, Savills**

**(01733) 344414 / wrose@savills.com**

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Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: [www.ipmsc.org/standards/office](http://www.ipmsc.org/standards/office)



**ORDNANCE SURVEY PLAN**

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