



# Coningsby Park

Coningsby Road | Bretton | Peterborough | PE3 8SB

Units available:

**3,149 sq ft - 27,985 sq ft**

(292.54 sq m to 2,599.80 sq m)



THE PARK

ENQUIRIES

LOCATION

TRANSPORT

SPECIFICATION

AVAILABILITY

PHOTOGRAPHY

TERMS



# Coningsby Park

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- Newly refurbished industrial/warehouse accommodation delivered to a very high specification
- 87,558 sq ft space available
- A variety of unit sizes to meet a range of requirements and business needs
- Self-contained yard space available
- Generous on-site parking
- Fully secured site with CCTV
- Flexible leasing options available via both our Standard Lease and our Industrials Smart Lease
- Occupiers include Kerry Foods, JB Packaging and Safari Adventure Play

industrials.co.uk



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UNIT 27  
**TO LET**  
6198 sq ft  
Industrials  
0800 1 22 3330  
industrials.co.uk

UNIT 28  
**TO LET**  
6198 sq ft  
Industrials  
0800 1 22 3330  
industrials.co.uk

## Enquiries

At Industrials we partner with commercial estate agents to find the best tenants for our estates.

For Coningsby Business Park we are working with Savills and Barker Storey Matthews.

For more information or to arrange a viewing please contact the joint agents:

savills.co.uk savills  
**01733 344414**

Ed Gee  
ege@savills.com

**BARKER STOREY  
MATTHEWS**  
**01733 897722**

Julian Welch  
jw@bsm.uk.com

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## Location

- Located approximately 3.5 miles north of Peterborough City centre
- 80 miles north of London via Junction 17 of the A1(M) and the A47 and A605
- Convenient access to the rest of the country via A14 and the M11
- Excellent access to rail services with the fastest journey time to London King's Cross in 50 minutes
- Both London Luton and London Stansted Airport is approx. 1 hour drive away
- Nearby occupiers include:
  - The IS Group
  - Glass Systems
  - Protea
  - Greencore Food







### Drive Times

	miles	mins
Peterborough City Centre	3.5	10
Cambridge	40	55
Leicester	42	65
Nottingham	58	78
London Luton Airport	63	78
London	88	132

Source: Googlemaps

### Train Times

From Peterborough	mins
Doncaster	48
Cambridge	50
London King's Cross	49
Nottingham	67

Source: National Rail

# Specification

The units have undergone an extensive refurbishment to deliver high specification business space to comprise:

- New steel profile cladding to elevations
- Electric roller shutter door and trade door entrances
- LED lighting throughout
- 3 phase electricity
- Generous shared parking provisions available within two central car parks on-site

The estate will offer:

- Fully secured site with CCTV
- Dedicated parking with each unit



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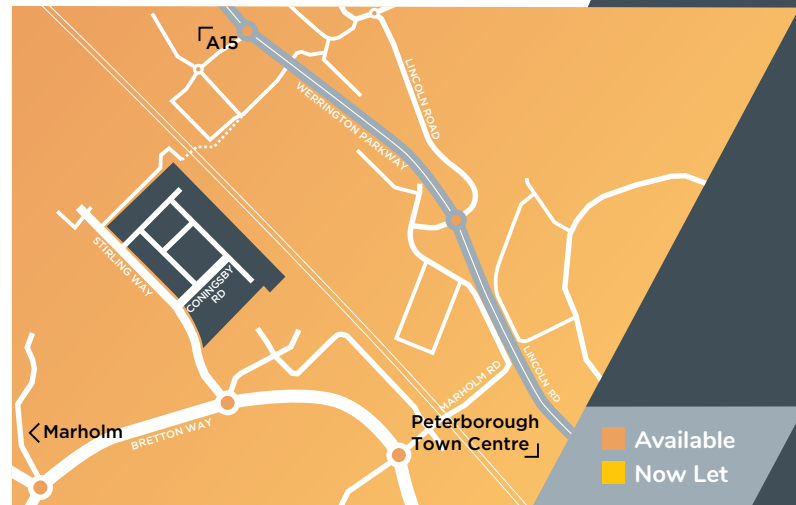
AVAILABILITY

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# Space

Unit	GIA sq ft	Rent per sq ft
Unit 1		Now Let
Unit 2/3	19,298	£4.75
Unit 4-6		Now Let
Unit 7/8		Now Let
Unit 9/10	18,584	£4.75
Unit 11		Now Let
Unit 12		Now Let
Unit 13/14	27,985	£4.75
Unit 15/16		Now Let
Unit 17/18		Now Let
Unit 19/20	6,268	£5.50
Unit 21		Now Let
Unit 22		Under Offer
Unit 23/24		Now Let
Unit 25/26	6,190	£5.50
Unit 27/28	6,084	£5.50
Unit 29		Now Let
Unit 30	3,149	£5.75
Unit 31-36		Now Let



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Unit 23 - 24



Unit 19 - 20



Unit 27 - 28



Unit 30





## Terms

The units are available on Internal Repairing and Insuring (IRI) leases with lease lengths available to suit all requirements. Full details available on request.

## EPC

Available on request.

## Permitted Use

Permitted uses include B1, B2 & B8. Other uses might be considered (subject to planning).

## Business Rates

Business rates are to be assessed in due course following refurbishment of the units.

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The prices stated in this brochure are indicative only and do not constitute an offer or a solicitation of an offer to conclude any contract at these prices. The prices here do not represent a commitment from Industrials to transact at these prices. Prices may vary depending on the circumstances and specific requirements of customers.

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Designed by  
**HEKKA**

