

**INDUSTRIAL / WAREHOUSE**

**TO LET**



**23 STAPLEDON ROAD, ORTON SOUTHGATE,  
PETERBOROUGH PE2 6TD**

**Eddisons**

# 23 STAPLEDON ROAD

ORTON SOUTHGATE, PETERBOROUGH PE2 6TD



Agreement

To Let



Detail

Industrial / Warehouse



Rent/Price

£24,400pax



Size

283.4 q m (3050 sq ft)



Location

Peterborough, PE2 6TD



Property ID

801.114061

**For Viewing & All Other Enquiries Please Contact:**



**Stephen Hawkins**  
Regional Managing Partner  
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01733 897722

## Property

The estate comprises light industrial / warehouse units of steel frame construction under flat roofs. The unit provides open plan warehouse / workshop accommodation, office accommodation and male and female WC facilities. Internally, the unit benefits from three phase power, a full height loading door with separate pedestrian entrance.

## Accommodation

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

The unit is to undergo refurbishment prior to letting. Further details upon request.

Area	Sq M <sup>2</sup>	Sq ft <sup>2</sup>
Total Unit 23	283.4	3050

## Energy Performance Certificate

Rating:

## 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

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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

## Rates

**Charging Authority:** Peterborough City Council  
**Description:** Workshop and Premises  
**Rateable Value:** £18,000

Please click on the below link for an indication of the likely annual business rates payable.

[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

£24,400 per annum exclusive of VAT and all usual outgoings.

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development. Further details available upon request.

## VAT

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

## 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 unit is located on Stapledon Road, within the established Orton Southgate industrial area which is located adjacent to Junction 17 of the A1(M), approximately 6 miles south-west of Peterborough City centre. Occupiers within the scheme include Safapac, B & P Fine Foods, Norcam, Mod Shoes and Hydromarque, amongst others.





