



## FOR SALE/TO LET

1 Milnyard Square, Orton Southgate, Peterborough PE2 6GX

**NIA: 689.98 Sq M (7,427 Sq Ft)**

- Newly refurbished office building with ancillary workshop / storage space
- 20 parking spaces within a self-contained yard area plus gravelled area with potential for more to be created
- Prominent corner location fronting Bakewell Road
- Nearby occupiers include BGL Group, Virgin Media & Linden Homes
- 800 metres to the A1(M)

# 1 MILNYARD SQUARE, ORTON SOUTHGATE, PETERBOROUGH PE2 6GX

savills

## LOCATION

Peterborough is a cathedral city in Cambridgeshire, 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 has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.

The property is located within Orton Southgate, approximately 6 miles north of Peterborough city centre and is just off the J17 of the A1(M) (Approx. 800 Metres).

## DESCRIPTION

The property is a semi-detached business / office unit of steel frame construction with low level brickwork and profiled metal clad to eaves and a pitched roof. Internally, the property is configured with a large proportion being open plan office accommodation and ancillary kitchen / WC facilities, and part being in a shell condition ready to be fitted out or used for storage / workshop space. The office accommodation has been refurbished and includes underfloor trunking, suspended ceiling with recessed LED lighting and air conditioning.

Externally, the property is situated within a gated compound providing parking for approximately 20 vehicles. In addition there is a gravelled area to the side of the property with potential for further parking to be created.

## ACCOMMODATION

The property has the following approximate Net Internal Floor Area:-

Description	Sq M	Sq Ft
1 Milnyard Square	689.98	7,427

## EPC

The property has an Energy Performance rating of 'E'.

## BUSINESS RATES

The property is shown on the Valuation Office website as having the following rateable value:-

Description	Rateable Value	Estimated Rates Payable 2019/20
1 Milnyard Square	£30,500	£14,975.5

## TERMS

The property is available for sale freehold or to let on a new full repairing and insuring lease.

VAT will be chargeable on the purchase price or rent.

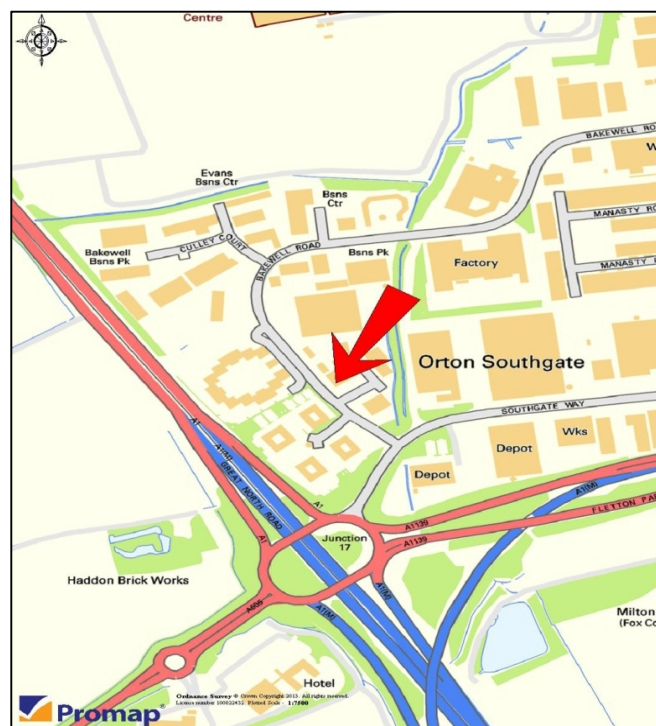
## VIEWING

Strictly by appointment with the joint agents:-

**Sam Major**  
[sam.major@savills.com](mailto:sam.major@savills.com)  
01733 201391

**Edward Gee**  
[egee@savills.com](mailto:egee@savills.com)  
01733 209906

**Julian Welch**  
[jw@bsm.uk.com](mailto:jw@bsm.uk.com)  
01733 897722



## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own, behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs 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. Figures quoted in these particulars may be subject to VAT in addition.

Compiled : May 2019



