



FOR SALE (MAY LET)

UNIT 1, MORLEY WAY, WOODSTON, PETERBOROUGH PE2 7BW

41,660 Sq Ft (3,870 Sq M)

- Prominent location on self-contained site
- Two storey refurbished offices/showroom
- Approx 2.5 miles south of Peterborough city centre & 3.5 miles from J17 of the A1(M).
- EPC Rating 'D'

LOCATION

Peterborough is located approximately 80 miles north of London at J17 of the A1(M), A47 and A605. It also has good access to the A14 and M11.

Rail access is excellent with the fastest time to London Kings Cross being 45 minutes. Stansted Airport is approx. 1 hour drive away.

The property is approx. 2.5 miles from Peterborough city centre and is located at the corner of Morley Way and Shrewsbury Avenue. J17 of the A1M is approx. 2.5 miles way.

Nearby occupiers include: Coca Cola, Booker Cash & Carry, Chiltern Cold Storage Group and Lawrence David.

DESCRIPTION

The property comprises a factory/warehouse with 3 bays, an additional lean-to and 2 storey offices/showroom. There is also mezzanine storage space within the warehouse.

Externally there are 20 car parking spaces to the front of the premises and a self-contained yard with an additional 12 car parking spaces to the rear.

Features include:

- Sodium light within warehouse
- Working height up to 6.2 m (20ft 3in)
- 3 phase electricity
- 2 up & over loading doors

ACCOMMODATION

The property has the following approximate gross internal floor area:-

Description	Sq M	Sq Ft
Warehouse	3,230.43	34,772
Ground floor offices/showroom	249.57	2,686
First floor offices	390.26	4,201
TOTAL	3,870.26	41,659

BUSINESS RATES

According to enquiries of the Valuation Office Agency web site, the property has a rateable value of £147,000.

Estimated rates payable for 2018/19 is £72,471.

EPC

The property currently has an EPC rating of D.

TERMS

The property is available for sale. Alternatively, consideration will be given to a new lease on terms to be agreed.

Guide price / rent upon application.

VAT

VAT will be payable on the price / rent.

LEGAL COSTS

Each party to bear their own legal costs in respect of the transaction.

VIEWING

Strictly by appointment with the sole agents.

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