

# 1 – 6 MANASTY ROAD

Orton Southgate, Peterborough, PE2 6UP

savills



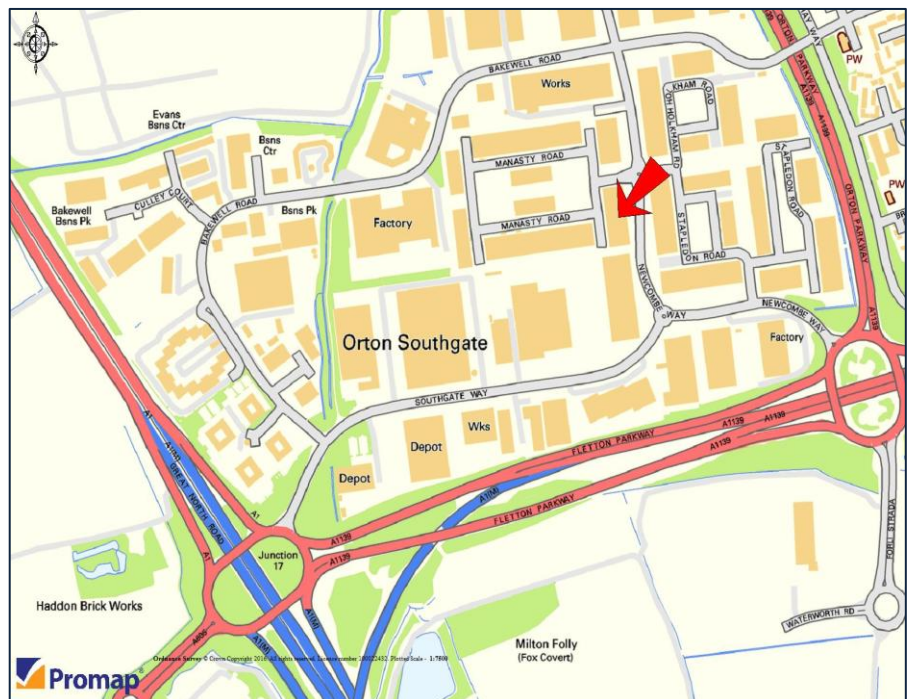
**INDUSTRIAL UNITS TO LET**  
**10,000 – 70,000 Sq Ft**

## LOCATION

The cathedral city of Peterborough is a major commercial centre with a population in excess of 186,000 people in 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 complete dual carriageway ring-road system encircling it. There are also fast and frequent rail connections to many parts of the country, with the fastest train journey from Kings Cross being 46 minutes.

Manasty Road is a development of 47 industrial/warehouse units forming part of the original 'Peterborough Development Corporation' estates built in the 1980's. Situated close to Junction 17 of the A1(M), Orton Southgate is considered to be Peterborough's premier industrial and distribution location. Nearby occupiers include Yodel, Mears Group, Gardman, Redring and Xpelair.



## DESCRIPTION

The units are of steel frame construction with profiled metal cladding to the elevations, comprising two storey offices to the front with warehouse/workshop to the rear with a full height vehicle loading door and WC's. There is an external storage compound and communal car parking. Eaves height is approximately 5.4m (17' 9").

Units 1-3 are interconnected at ground floor level and Units 4-6 have full cover mezzanine floors with goods lifts and are interconnected at both ground and mezzanine levels.

Amenities include :-

- Industrial/warehouse unit with offices
- 5.4m eaves heights
- Full-height electrically operated loading doors
- Gas fired warm air blowers
- Ceiling mounted sodium lighting
- Generous on-site parking
- 24 hour CCTV
- Close to Junction 17 of the A1(M)

## ACCOMMODATION

Approximate Gross Internal 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)
<b>TOTAL</b>	<b>6,503.21 Sq M</b>	<b>(70,000 Sq Ft)</b>

## RATEABLE VALUE

The units are shown on the Valuation Office Agency website as having the following rateable value:-

<u>Units</u>	<u>Rateable Value</u>	<u>Estimated Rates Payable 2016/17</u>
1-3	£132,000	£65,604
4-6	£103,000	£51,191

## VAT

VAT will be charged on the quoting rent.

## EPC

Units 1-3 EPC Rating 'D'  
Units 4-6 EPC Rating 'C'

## TERMS

The units are available as a whole or separately on terms to be agreed.

## SERVICE CHARGE

A minimal estate charge is applicable.

## FURTHER INFORMATION

For further information or to arrange an inspection, please contact:-

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