

INDUSTRIAL/ WAREHOUSE

TO LET



1 Holkham Road, Orton Southgate
Peterborough PE2 6TE

801.114061

Eddisons

UNIT 1 HOLKHAM ROAD

ORTON SOUTHGATE, PETERBOROUGH PE2 6TE



Agreement

To Let



Detail

Industrial



Rent/Price

£75,000 pax



Size

929 sq m (10,000 sq ft)



Location

Peterborough, PE2 6TE



Property ID

801.114061

For Viewing & All Other Enquiries Please Contact:



STEPHEN HAWKINS

Consultant

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HATTIE GULLAN-WHUR

Graduate Surveyor

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Property

The property comprises of an end of terrace industrial/warehouse unit. Internally the unit benefits from a main warehouse area, an office, male and female WC facilities and a roller shutter door. In addition, there are two office areas at first floor level.

Externally there is a compound area and on-site car parking with secured entrance is provided in the middle of the estate, by permit only.

Accommodation

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

Area	m ²	ft ²
Total GIA	929	10,000

Energy Performance Certificate

Rating: D (79)

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

The units are suitable for B1, B2 and B8 uses.

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

Rates

Charging Authority: Peterborough City Council
Description: Industrial and Premises
Rateable Value: £50,000

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

£75,000 per annum exclusive

Rents quoted are exclusive of VAT, Business Rates and all other costs.

Service Charge

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

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 tenants will be required to provide confirmation of their identity 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 premises are situated within the Orton Southgate employment area, located approximately 5 miles southwest of Peterborough city centre and adjacent to the A1(M) at its junction with the A1139 Frank Perkins Parkway. The A14 is approximately 20 minutes to the south. Occupiers in the immediate area include BGL Group, Virgin Media, Coloplast, Royal Mail and Yours Clothing, amongst others.





