

UNIT B
FINMERE PARK

SOUTHGATE WAY : ORTON SOUTHGATE
PETERBOROUGH PE2 6YG

www.unitb-finmepark.co.uk

81,591 SQ FT (7,581 SQ M)

TO LET

200m to A1(M) Junction 17

7.92m (26ft) eaves height

Secure service yard

Dock and level access loading

MODERN WAREHOUSE / DISTRIBUTION UNIT



J17

A1(M)

M11 /
A14

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LOCATION

Peterborough is located approximately 80 miles north of London at J17 of the A1(M). It has good access to other parts of the country and the national motorway network via the A14 and the M11.

Orton Southgate is a prime business location where occupiers include Perkins Engines, Hobart Manufacturing and Big Web Warehouse.

Rail access to Peterborough is excellent with the fastest journey time from London King's Cross being 45 minutes.

The property is located within 200m of Junction 17 of the A1(M) in Orton Southgate.

DESCRIPTION

The property comprises a modern warehouse /industrial unit of steel portal frame construction with two storey offices and car parking to the front, with a secure yard for loading and lorry parking.

SPECIFICATION

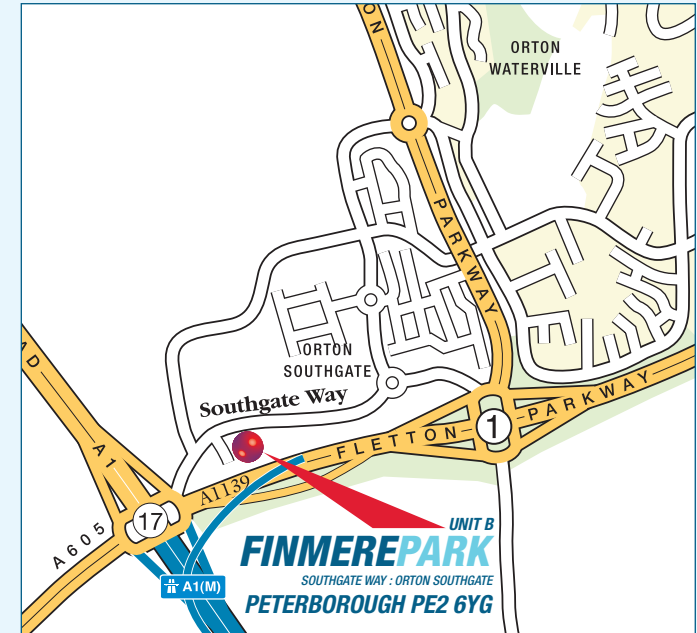
- 2 dock levellers, 2 level loading doors
- Eaves height 7.92m (26ft)
- Sprinklers and heating
- Secure yard and car parking



ACCOMMODATION

Warehouse & office	76,391 sq ft	(7,096.8 sq m)
First floor offices	4,986 sq ft	(463.2 sq m)
TOTAL	81,591 sq ft	(7,580.8 sq m)
Site Area	4 acres	(1.62ha)

Floor areas are approximate gross internal areas.



RATES

The property has a rateable value of £330,000 as at April 2010.

TERMS

The property is available by way of a new lease on terms to be agreed.

VIEWING

Strictly by appointment only.

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