



## 3 & 4 Routeco Business Park

Bakewell Road, Orton Southgate, Peterborough, PE2 6BW

### Industrial unit with offices to let in Peterborough

**4,416 sq ft**  
(410.26 sq m)

- Passing rent £39,750 per annum plus service charge
- A mix of offices and industrial space
- 12 Allocated parking spaces
- No motor trade users
- Available immediately

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## Summary

<b>Available Size</b>	4,416 sq ft
<b>Rent</b>	£9 per sq ft
<b>Rateable Value</b>	£29,500
<b>Service Charge</b>	There is an Estate Charge for maintenance of the common areas of the estate £tbc
<b>Car Parking</b>	12 Allocated Spaces
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	Upon Enquiry
<b>EPC Rating</b>	D (89)

## Description

The property comprises a warehouse / industrial unit of steel portal frame construction with insulated metal cladding to the elevations, under a pitched insulated metal clad roof with integrated rooflights. Unit 3 provides full height industrial/storage accommodation. Unit 4 has been fitted out to provide staff and office space at ground floor, and further full cover offices at first floor. The warehouse benefits from full height loading doors, separate pedestrian entrance, ceiling mounted sodium lighting, three phase power and roof suspended radiant heaters. There are male, female and disabled access WC's at ground floor together with a kitchen, private office and meeting room. The first floor provides mainly open plan office accommodation which is carpeted throughout, has perimeter trunking, suspended ceiling with inset LED lighting and air conditioning via ceiling mounted cassettes. Externally there is dedicated parking for 12 vehicles (including 2 disabled parking spaces).

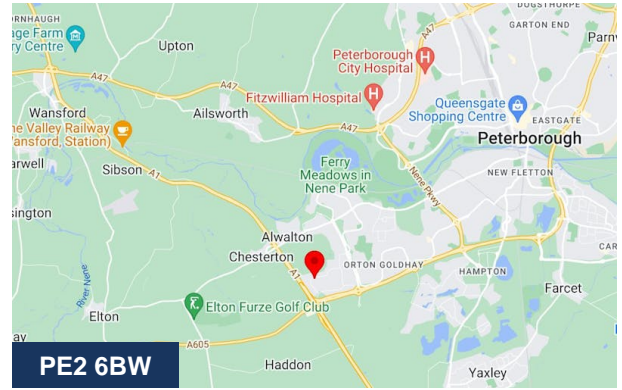
## Location

The property is located within Routeco Business Park, off Bakewell Road, within the Orton Southgate industrial and distribution area. Orton Southgate is ideally situated adjacent to Junction 17 of the A1(M), giving easy access to the national road network.

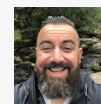
## Accommodation

The accommodation comprises 2 units with a mix of office space and industrial space with the following areas:

Name	sq ft	sq m	Availability
Ground - Industrial and Office	3,216	298.78	Available
1st - Office	1,290	119.84	Available
<b>Total</b>	<b>4,506</b>	<b>418.62</b>	



## Viewing & Further Information



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