

# SOUTHGATE 179

TO LET

**178,872 ft<sup>2</sup>**  
(16,618.6 m<sup>2</sup>)

SOUTHGATE WAY  
ORTON SOUTHGATE  
PETERBOROUGH  
PE2 6GP



- + 12.1m clear height
- + 5 dock loading doors
- + 9 level access doors
- + Fully fitted with warehouse racking
- + To be refurbished
- + Prominent location adjacent to A1(M) J17



## THE PROPERTY

The property comprises a single storey warehouse/industrial unit of steel portal frame construction with two storey office accommodation to the front and associated yard areas.

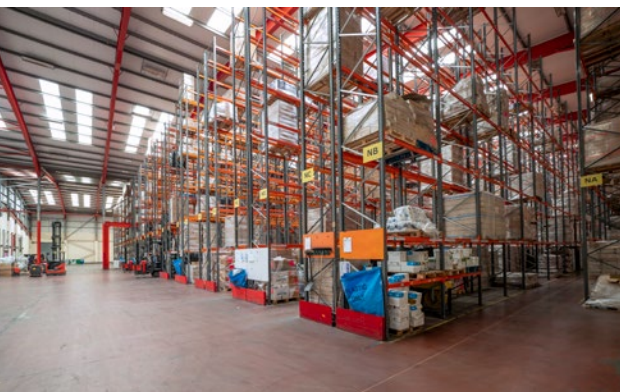
The building is fully fitted with warehouse lighting, heating and racking. The property is to be refurbished and will be available from Q1 2024.

## TERMS

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

## EPC

The building has an EPC rating of D 79 and will be reassessed following the refurbishment to include new LED lighting throughout.









SPECIFICATION



5 dock loading doors



9 level access doors



12.1m clear internal height



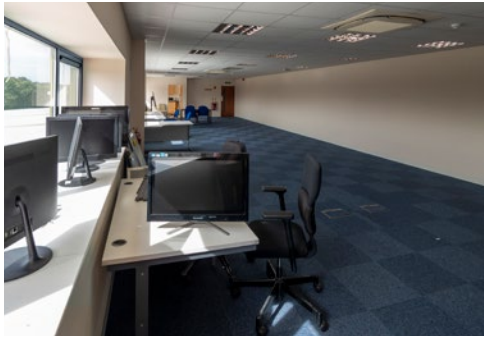
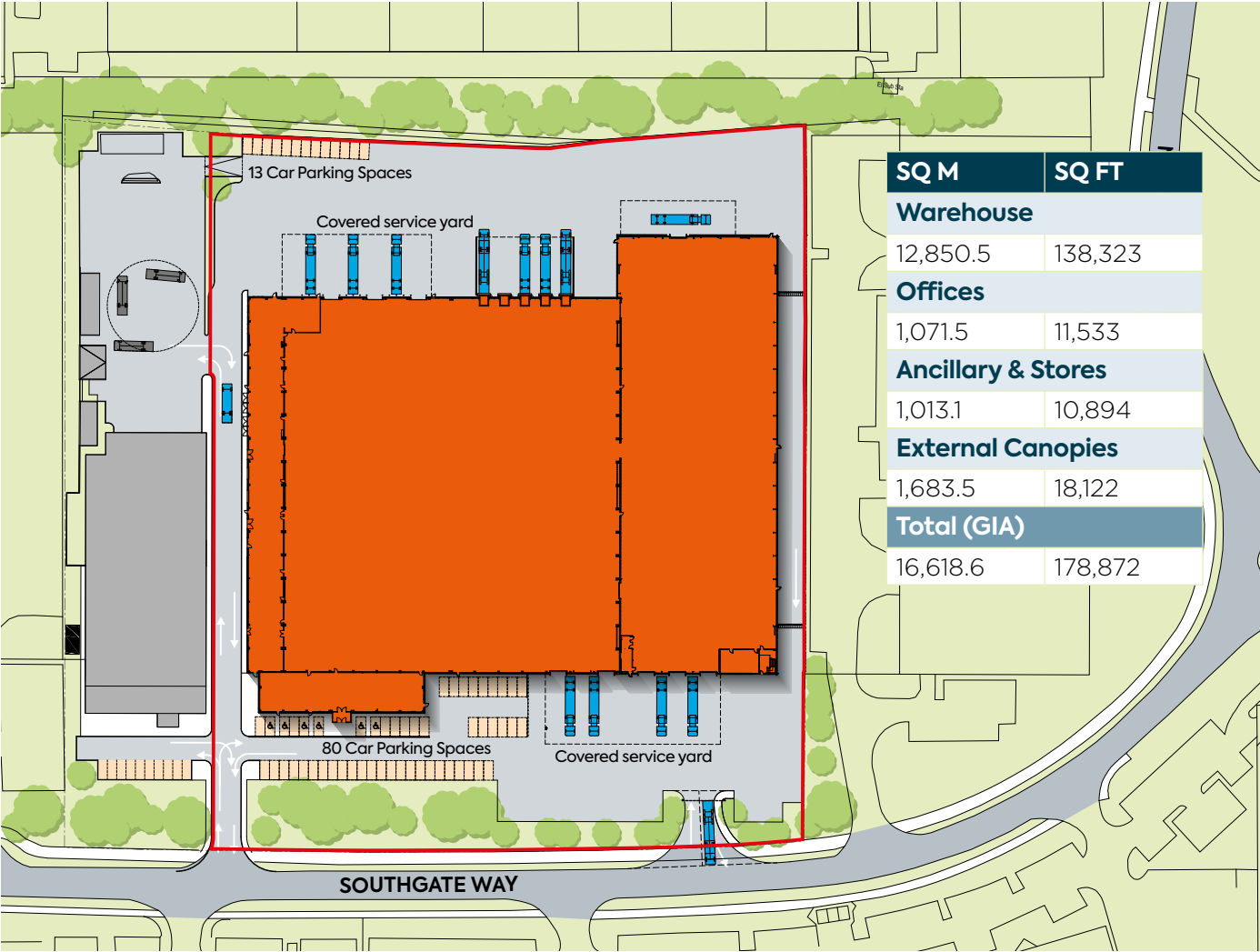
50 kNm² floor



93 car parking spaces

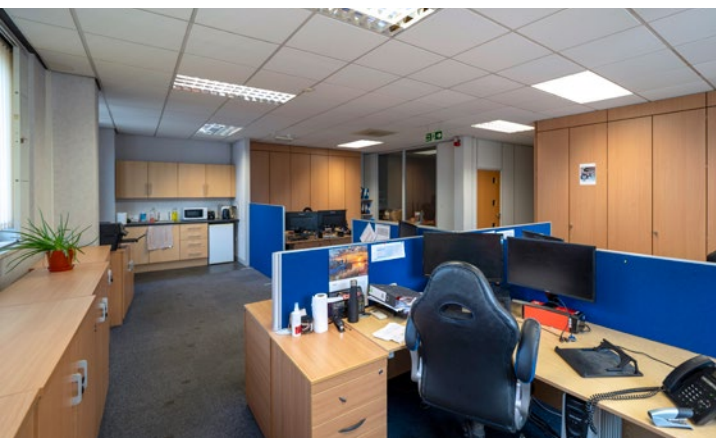


Onsite racking included





# SOUTHGATE 179







## DRIVETIMES

### ROAD



A1(M) (J17)	0.8 miles
A47	6.8 miles
M25 (J23)	68 miles

### AIR



East Midlands	27 miles
London Luton	59 miles

### RAIL



London King's Cross	45 minutes
Cambridge	49 minutes
Leicester	55 minutes

### SEA



London Gateway	96 miles
Port of Felixtow	99 miles
Port of Southampton	147 miles
Port of Dover	152 miles



## CONTACT



01604 232 555

**Tom Kimbell**

tom.kimbell@cushwake.com  
07920 005471

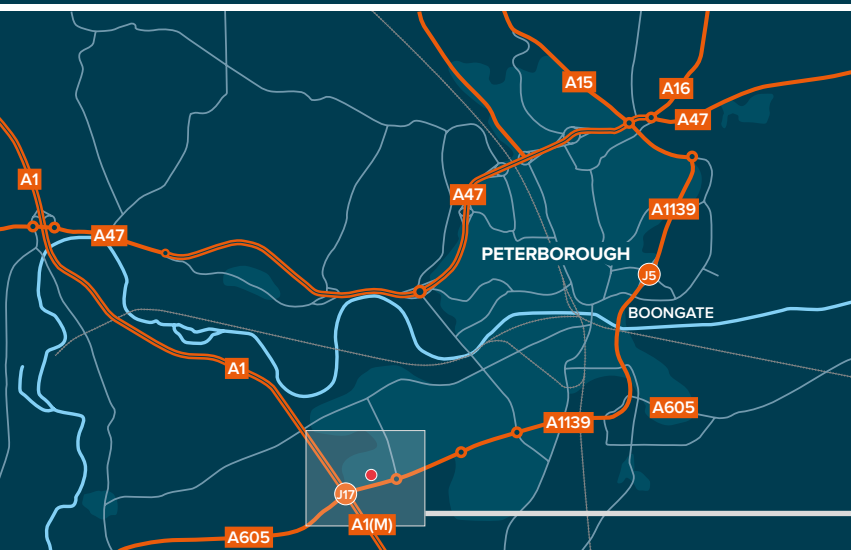
**Eddisons**

Incorporating Barker Storey Matthews

01733 897722

**Stephen Hawkins**

stephen.hawkins@eddisons.com  
01733 556495



NB Please note the external images of the offices are CGI generated to show new colour scheme post proposed refurbishment works. Further information from the agents.

IMPORTANT NOTICE: Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. E&OE, October 23 carve-design.co.uk 16173/9