

# peterborough 87

SOUTHGATE WAY ■ PETERBOROUGH ■ PE2 6GX ■ ///SEARCHED.NOUN.DICTATION

CANMOOR



## Industrial / Logistics Warehouse 87,603 sq ft (8,139 sq m) **TO LET**

- Recently refurbished
- Direct access to J17 of the A1 (M)
- Ground and first floor offices
- Up to 27m secure service yards
- LED warehouse lighting
- 5.5m clear height
- EPC A
- B8 planning consent
- 7 level access loading doors

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## DESCRIPTION











This 87,603 sq ft facility has been refurbished to the highest standards and enjoys a prominent position fronting Southgate Way within Peterborough's thriving logistics hub. The site is home to major occupiers such as Amazon, Virgin Media, Lidl, and Urban Outfitters, and benefits from direct access to Junction 17 of the A1(M), providing seamless connectivity to the UK's motorway network. Featuring a secure, detached design, 7 level access doors, a 27m yard depth, and ground and first-floor offices, this property presents a prime opportunity for industrial or logistics operations.

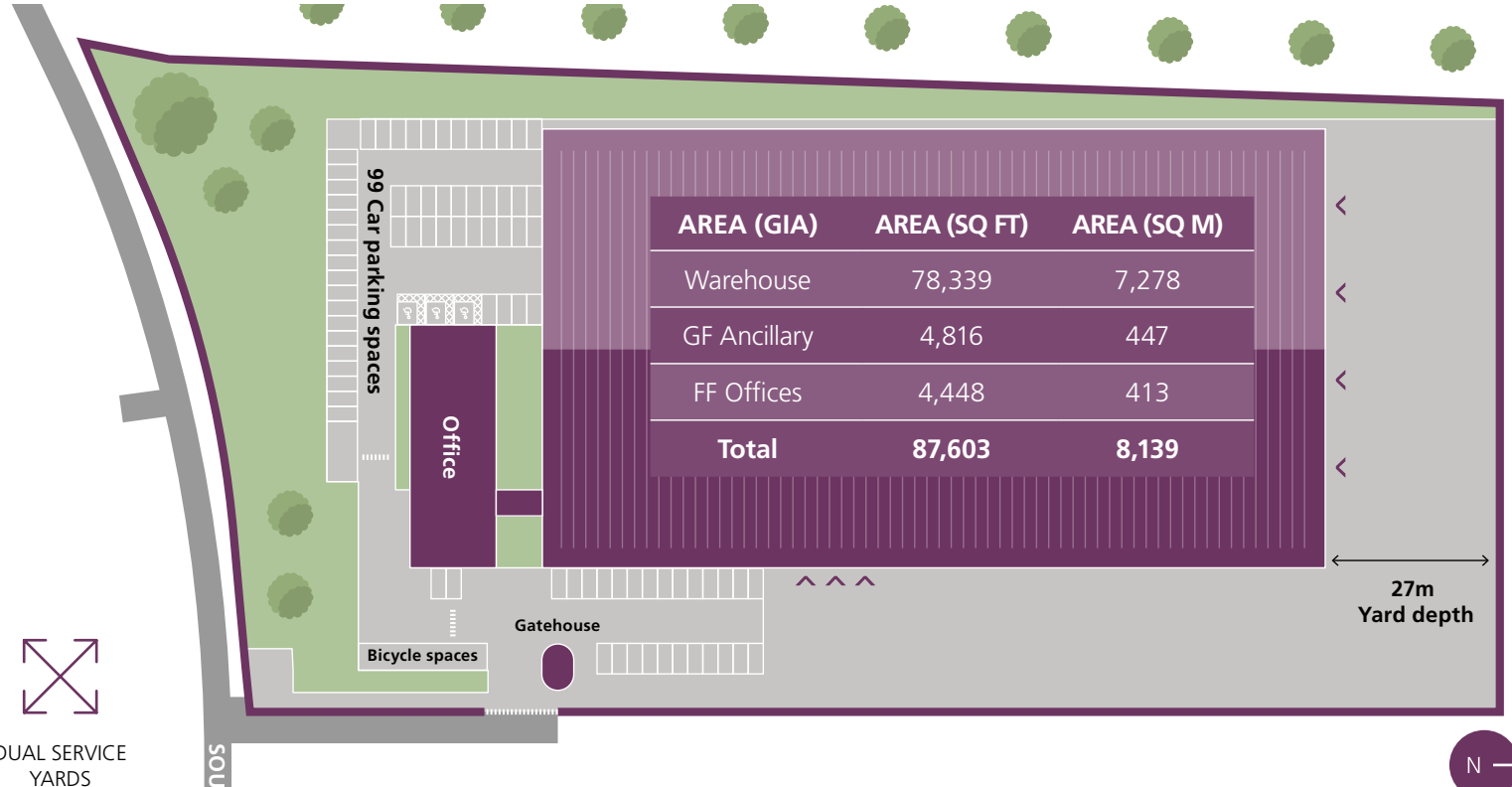


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## SITE PLAN & SPECIFICATION

-   
 5.5M CLEAR  
INTERNAL HEIGHT
-   
 7 LEVEL  
ACCESS DOORS
-   
 27M  
YARD DEPTH
-   
 99 CAR  
PARKING SPACES
-   
 PIR SENSORED  
LED LIGHTING
-   
 EPC  
RATING A
-   
 DUAL SERVICE  
YARDS
-   
 OPEN PLAN  
OFFICES
-   
 SECURE SITE  
WITH GATEHOUSE
-   
 BICYCLE  
SPACES

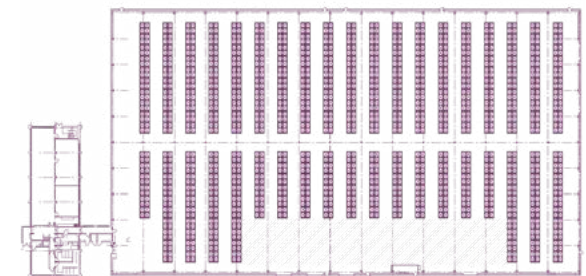


AREA (GIA)	AREA (SQ FT)	AREA (SQ M)
Warehouse	78,339	7,278
GF Ancillary	4,816	447
FF Offices	4,448	413
<b>Total</b>	<b>87,603</b>	<b>8,139</b>

NARROW RACKING PLAN



WIDE RACKING PLAN



# PETERBOROUGH



In Peterborough, 111,800 people are economically active



9.6% of people are employed in the transportation and storage industry, 4.6% higher than the UK average



The average hourly pay (£15.90) is lower than the UK average (£17.50)



5% of inhabitants are unemployed, with the UK average being 3.7% providing readily available workforce

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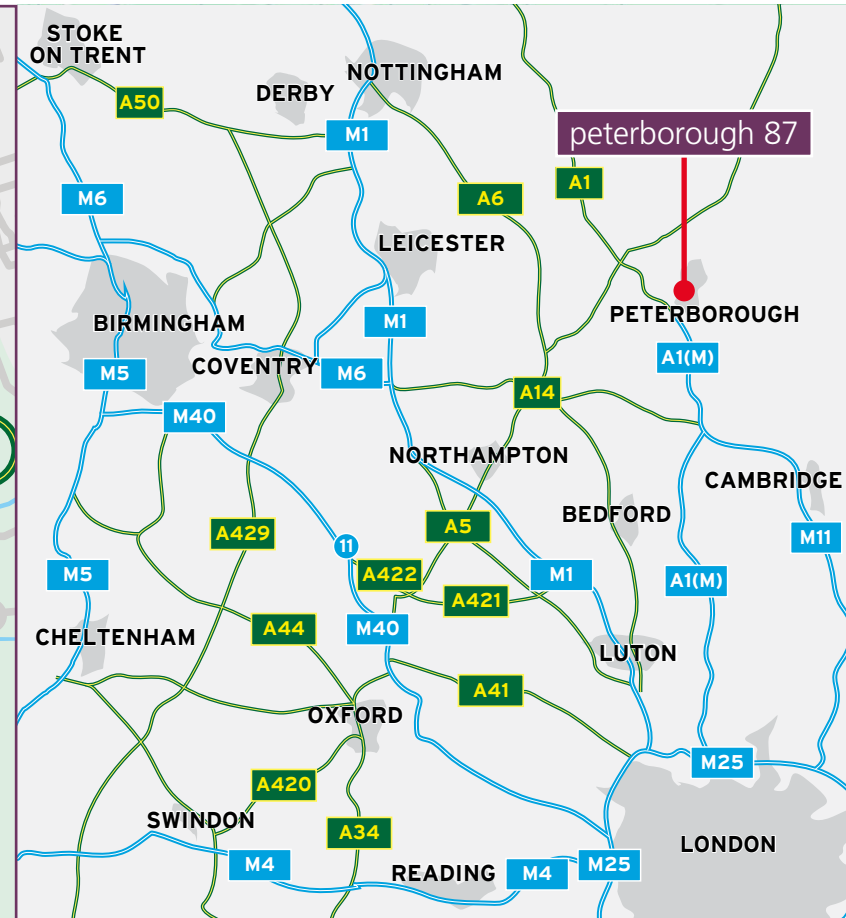
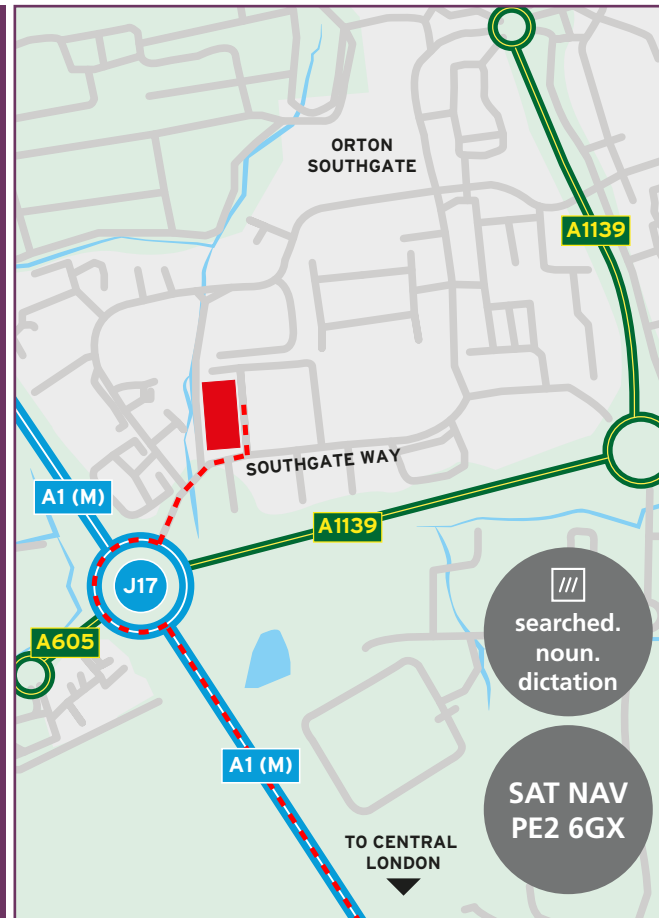


## LOCATION

The unit is located immediately north of junction 17 of the A1(M) which provides access to both the north and south as well as the A14 to the south west via the A605.

## COMMUNICATIONS

A1 (M) Junction 17	1 miles	0.3 mins
Peterborough	7 miles	10 mins
Luton Airport	52 miles	55 mins
Stansted Airport	62 miles	60 mins
Birmingham International	73 miles	75 mins
Central Birmingham	79 miles	85 mins
Central London	80 miles	100 mins
London Gateway	96 miles	90 mins
Felixstowe	102 miles	90 mins
Great Yarmouth	104 miles	100 mins



## FURTHER INFORMATION

Is available through our joint agents:

## TERMS

All units are available on new FRI leases on terms to be agreed.

## PLANNING

Use Classes B8 and E(g)ii and E(g)iii.



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