

IMMEDIATELY AVAILABLE ON FLEXIBLE LEASE TERMS



UNIT 1 MORLEY COURT, MORLEY WAY, PETERBOROUGH PE2 7BW

TO LET | INDUSTRIAL / WAREHOUSE UNIT: 43,595 SQ FT (4,050.12 SQ M)



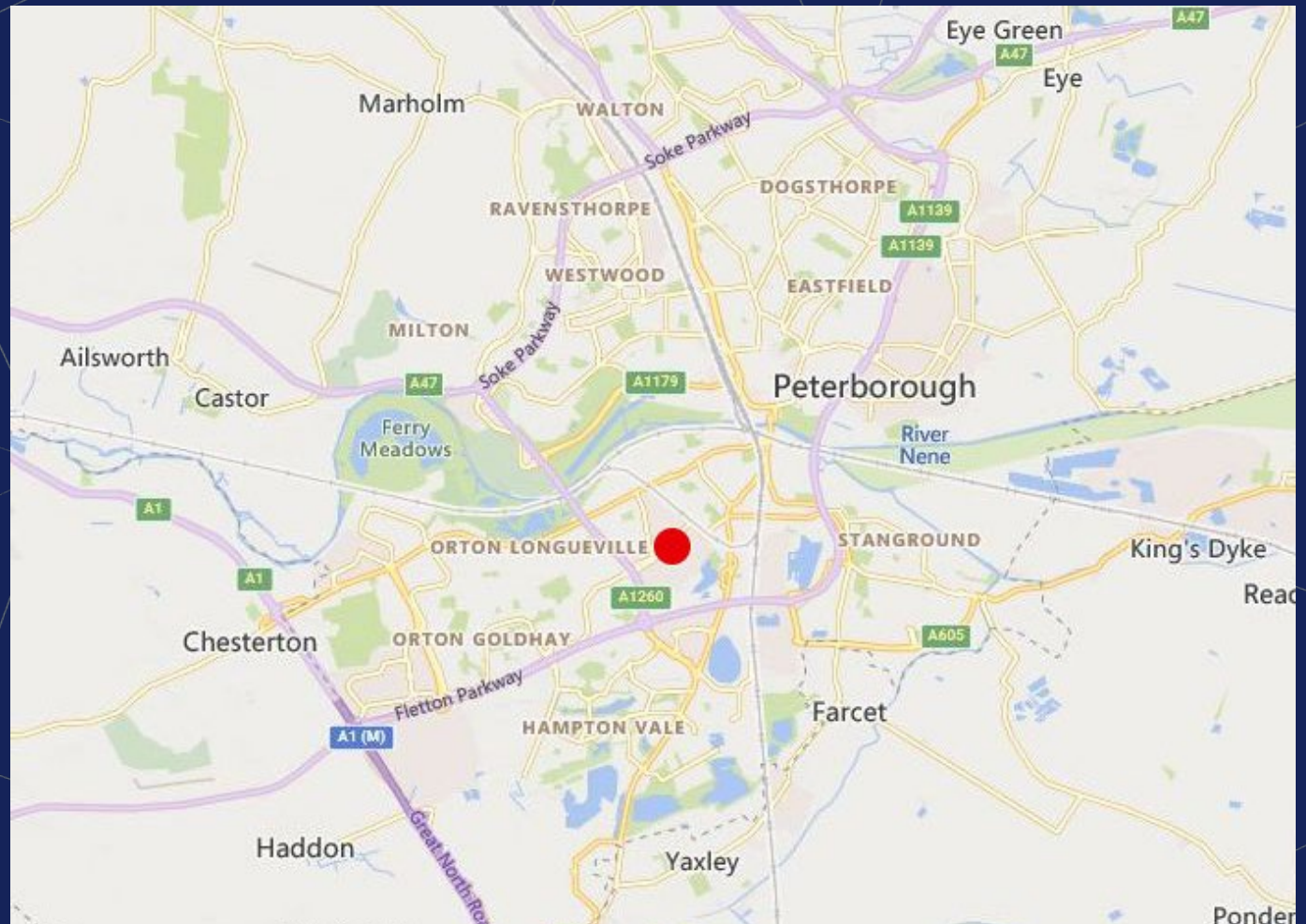
LOCATION

Peterborough is located approximately 64 miles north of London at J 17 of the A1 (M), providing good access to the national motorway network via the A14 and the M11.

The property is located within Morley Court, off Morley Way within the Woodston Business District of Peterborough. The location is highly accessible, being situated just off the Nene Parkway, giving quick and easy access to the A1(M), A47, A15 and A605.

The area of Morley Way is a prime business location within Peterborough. Nearby occupiers include; Crown Packaging, Oakham Ales, Amazon, Ikea, Taylor Wimpey and Freshline.

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



SUMMARY



Description

The property provides a modern warehouse unit with ground floor office, kitchenette and W/C.

Specification includes:

- Steel portal frame construction, with part brick/block elevations & steel profile cladding above and to the roof;
- Ground floor office;
- Ground floor ancillary / staff break out;
- First floor plant;
- 5.86 m clear height to warehouse;
- One surface-level loading door;
- High level LED lighting throughout;

Terms

The property is available on a new flexible lease terms directly with the landlord. Terms to be agreed.

EPC

EPC available upon request.

Additional Information

Business Rates

The Rateable Value for the property is £167,000. For business rates information, applicants should enquire directly with Peterborough City Council: [Business Rates | Peterborough City Council](#). For the year commencing 1 April 2024, rates payable are normally charged at 54.6p in the pound.

Services

Mains drainage, water, gas and electricity are believed to be available to the Property. Interested parties are, however, advised to make their own enquiries to the relevant service providers.

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Viewings

Viewings are strictly by arrangement with the Letting Agents.

ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area (GIA) basis and provides the following measured areas:

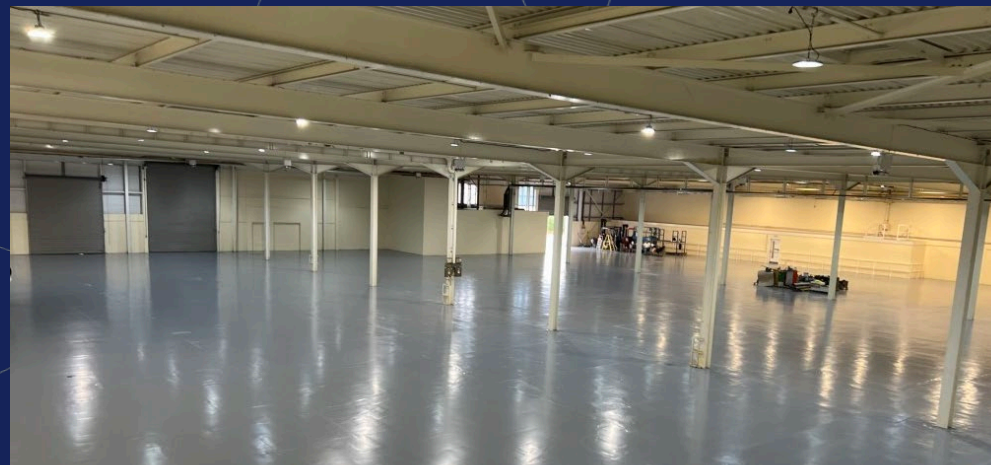
Description	Sq ft	Sq m
TOTAL	43,595	4,050.12



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GALLERY



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Enquiries

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September 2024