

# PETERBOROUGH 87

UK, PETERBOROUGH

87,591 SQ FT (8,138 SQ M)  
HIGH QUALITY WAREHOUSE / INDUSTRIAL UNIT  
AVAILABLE Q3 2022 TO LET  
SAT NAV: PE2 6GX

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REFURBISHMENT



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# PETERBOROUGH 87

This high quality warehouse is prominently positioned fronting Southgate Way, Peterborough's thriving logistics hub. This popular location is home to high profile occupiers including Amazon, Virgin Media, Lidl and Urban Outfitters. The unit is sat adjacent to the A1(M), connecting to the UK's motorway network.



## DEMOGRAPHICS



11% population growth by 2040



£2.7 Billion enhancement to road and rail infrastructure over the past 5 years



Working age population of 404,500, 61% of the population



Over 9 million people living within 90 minutes drivetime

Source: Invest in Peterborough

This modern warehouse offers two storey ancillary offices, level access doors and is within a secure site with a gatehouse.



# MODERN LOGISTICS WAREHOUSE



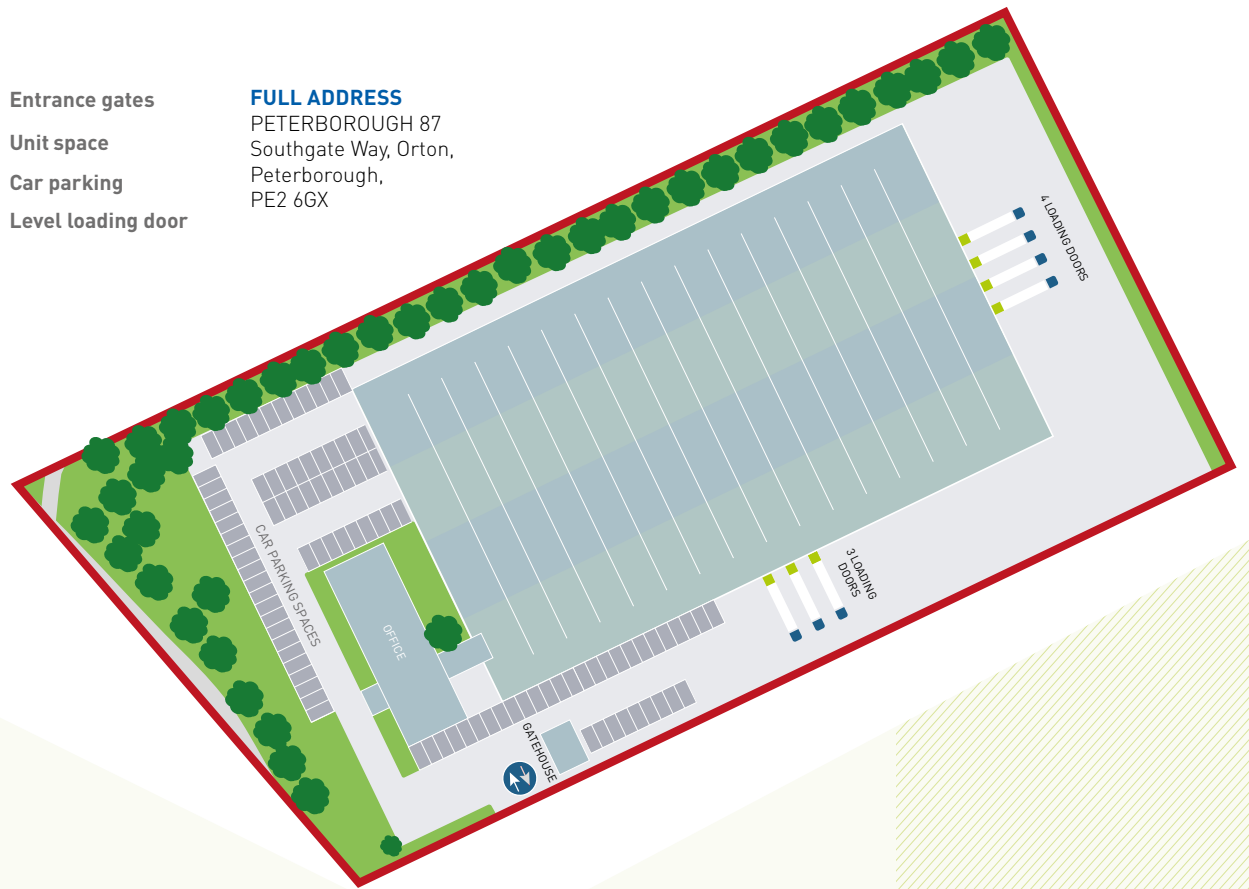
## ACCOMMODATION

PETERBOROUGH 87	sq ft	sq m
Warehouse	78,327	7,277
Ground Floor Ancillary	4,816	447
First Floor Office	4,448	414
<b>Total</b>	<b>87,591</b>	<b>8,138</b>

\*Indicative GIA

- KEY**
- Entrance gates
  - Unit space
  - Car parking
  - Level loading door

**FULL ADDRESS**  
 PETERBOROUGH 87  
 Southgate Way, Orton,  
 Peterborough,  
 PE2 6GX



## SPECIFICATION

- Secure site with gatehouse
- 27m yard depth
- EPC 'C' rating
- 99 car parking spaces
- 7 level access doors
- Clear height of 5.5m
- Office and WC facilities
- LED lighting



## PRIME LOGISTICS LOCATION

Peterborough 87 is well 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. The site is within close proximity to Peterborough City Centre, only 6.5 miles away and 32 miles from Cambridge. Luton Airport is located 55 minutes drivetime from the site.

**A1 (M) :** 0.2 MILES, 2 MINUTES  
**A14:** 15 MILES, 20 MINUTES  
**M11:** 29 MILES , 30 MINUTES  
**M25:** 63 MILES, 1 HOUR



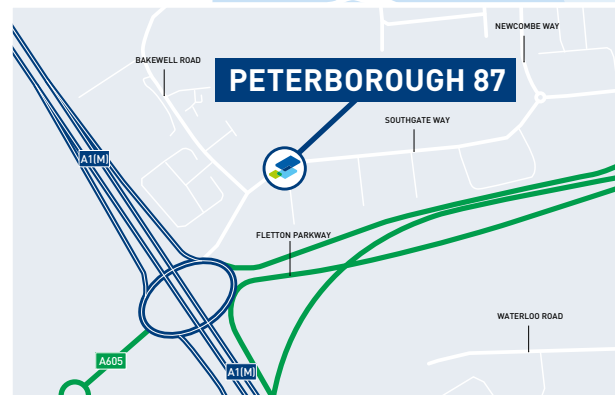
CLOSE PROXIMITY TO **PETERBOROUGH,**  
 ONLY **6.5 MILES, 10 MINUTES**



DRIVE TIME TO **LUTON AIRPORT**  
 IS **52 MILES, 55 MINUTES**



**LONDON GATEWAY:** 95.6 MILES,  
 1 HOUR 30 MINUTES  
**FELIXSTOWE:** 102 MILES, 1 HOUR 30 MINUTES



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Misrepresentation Act 1967.  
 Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. May 2022.