

46,898 SQ FT

**DISTRIBUTION WAREHOUSE
AVAILABLE TO LET**

ALWALTON HILL, PETERBOROUGH PE7 3AG

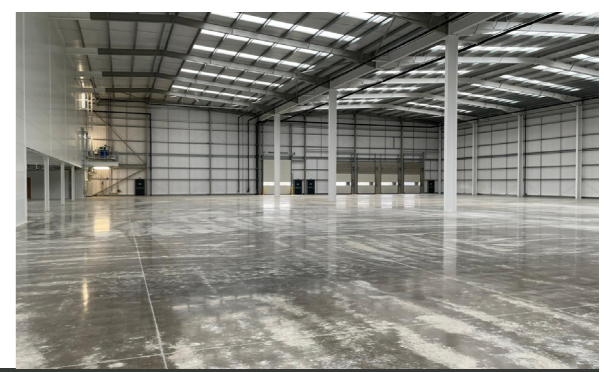
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AN AREA OF OPPORTUNITY.

Peterborough is an established distribution and manufacturing location and is home to many international businesses which are attracted to the area by its favourable demographics.

- 101,500 OF THE LOCAL POPULATION ARE ECONOMICALLY ACTIVE
- 4,500 OF THE LOCAL POPULATION ARE UNEMPLOYED
- 9 MILLION CONSUMERS ARE WITHIN A 1.5 HR DRIVE OF PETERBOROUGH
- 21,000 ARE EMPLOYED IN THE DISTRIBUTION AND LOGISTICS SECTOR
- 23 MILES (31 MINS) FROM CIRFT RAILPORT
- 100 MILES (1 HR 40 MINS) FROM FELIXSTOWE PORT



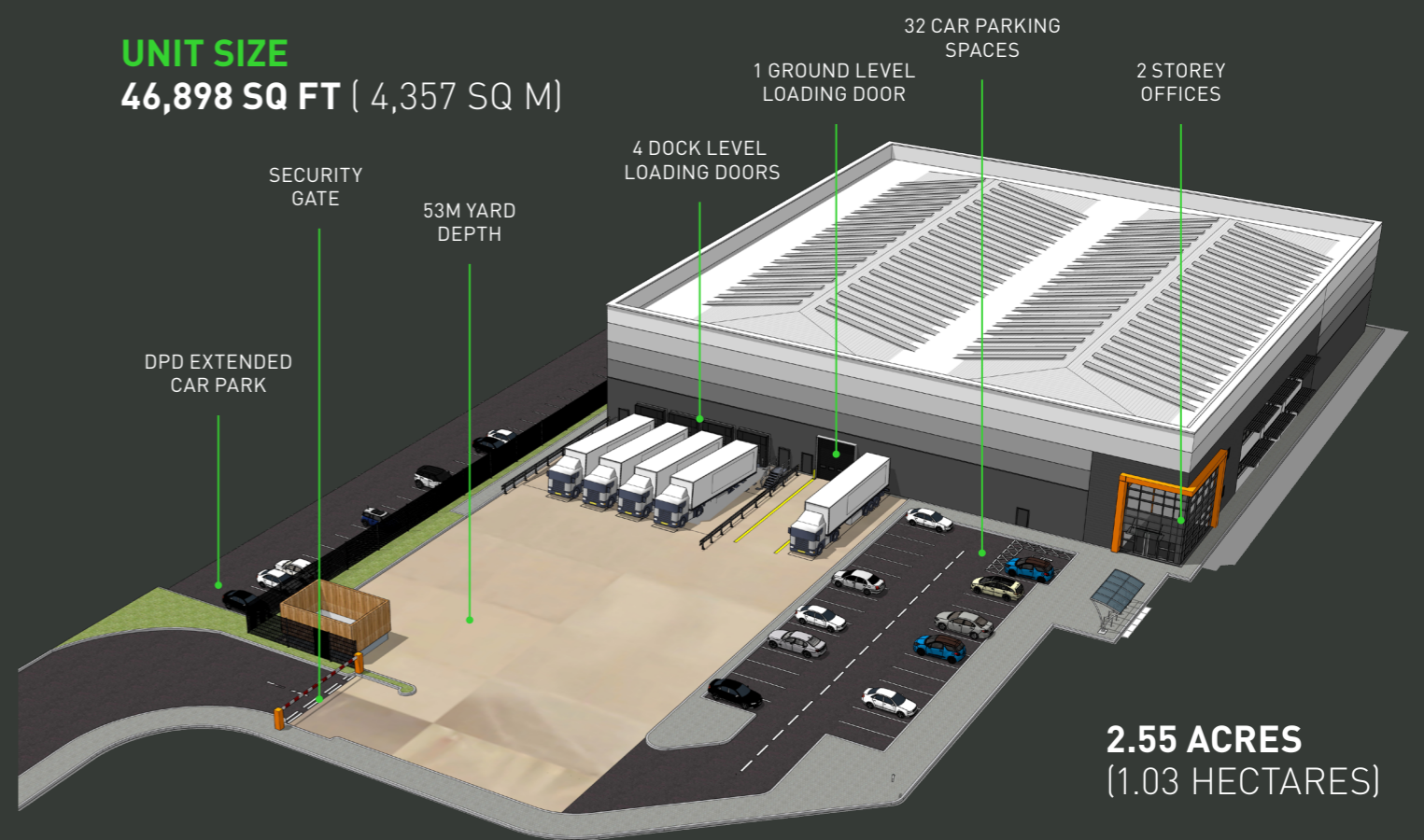
INVEST AND GROW.

Gateway 46 is a high quality industrial / warehouse unit, built to meet the requirements of businesses within a secure environment. The office space has suspended ceilings and is fully carpeted throughout, the warehouse a 10m eaves height and generous 53m yard depth, ensuring this unit caters for all occupiers, allowing a business to incorporate their own requirements within.

ACCOMMODATION	SQ FT	SQ M
WAREHOUSE	42,226	3,923
2 STOREY OFFICE	4,672	434
TOTAL	46,898	4,357

- STEEL PROFILE CLAD ELEVATIONS
- 4 DOCK LEVEL LOADING DOORS
- 1 GROUND LEVEL LOADING DOOR
- 10M EAVES HEIGHT
- GENEROUS 53M YARD DEPTH
- 250 KVA ELECTRICITY SUPPLY
- 50 KN/M² FLOOR LOADING
- GRADE A FULLY FITTED OFFICES
- LED LIGHTING

UNIT SIZE 46,898 SQ FT (4,357 SQ M)



2.55 ACRES
(1.03 HECTARES)

IN THE RIGHT PLACE.

Gateway 46 is situated off Alwalton Hill just South of Peterborough in Cambridgeshire, which forms part of the well established Gateway Peterborough industrial estate. The A1 sits directly west of the site and the A14 can easily be accessed just 15 miles to the south west.

The local area is typified by a mixture of commercial trade and industrial uses with neighbouring occupiers including Lidl, Pressglass, Yearsley Group, Kingsley, dpd, DSV, Coloplast, E-Leather and Smart Garden.



A43	12 MILES	16 MINS
A14 J13	15 MILES	24 MINS
A14 J21	16 MILES	20 MINS
LEICESTER	29 MILES	1 HR
NOTTINGHAM	56 MILES	1 HR 14 MINS
LONDON	78 MILES	1 HR 18 MINS



FELIXSTOWE	100 MILES	1 HR 40 MINS
IMMINGHAM	104 MILES	2 HRS 2 MINS
HULL	109 MILES	2 HRS 6 MINS



SERVICES

All mains services will be available for connection to the unit including three phase electricity, gas, mains water and foul drainage. Expected EPC 'A', and a BREEAM rating of 'Very Good'.

TERMS

The unit will be offered to let by way of new FRI lease for a term of years to be agreed. Rental on application.

VAT

All figures quoted are exclusive of VAT where applicable.

FOR MORE INFORMATION PLEASE CONTACT:



Andy Hall
07824 525 821
andy.hall@m1agency.co.uk

Henry Watson
07951 267 446
henry.watson@m1agency.co.uk



Patrick Stanton
07918 709 399
patrick.stanton@bidwells.co.uk

Rory Banks
07976 832 083
rory.banks@bidwells.co.uk

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