

Industrial

# Unit 25 & 26 | Coningsby Business Park

📍 Stirling Way, Peterborough, PE3 8SB

UNIT 25 TO LET 6190 sq ft

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## Unit 25 & 26 | 6,190 sq ft

### High quality industrial

The units have been being extensively refurbished and provide high quality accommodation which is suitable for a variety of uses to include light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space.

The units benefit from dedicated parking as well as an abundance of shared parking for staff and customers, all within a secured estate with 24 hour CCTV recording.

Lease Type

New



### ✔ Unit Summary

- Car Parking
- Premier Industrial Location
- 24 Hour Access
- Electric Roller Shutter Door
- Well Maintained Estate
- Secure Estate

View Floor Plans →

View Virtual Tour →

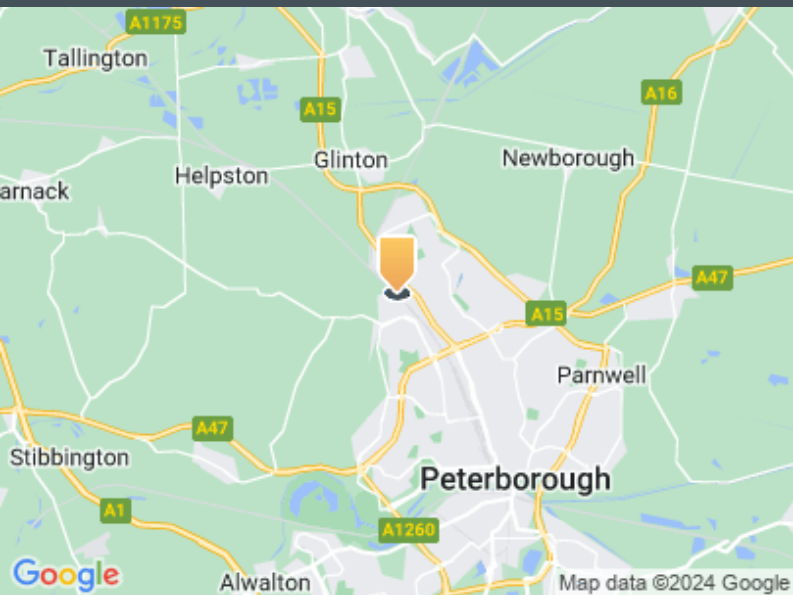
### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£51,400.00	£8.30
Rates	£17,514.00	£2.83
Maintenance Charge	£7,800.00	£1.26
Insurance	£1,238.00	£0.20
<b>Total Cost</b>	<b>£77,952.00</b>	<b>£12.59</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Coningsby Business Park is situated just off Coningsby Road and Stirling Way within the Bretton Industrial Area of Peterborough. It is located approximately 2.5 miles north west of Peterborough town centre.



### Road

The site is approximately 1 mile from Junction 17 of the Soke Parkway (A47) which provides access to the A15 North and A1M to the West.



### Airport

Stanstead and Luton Airports are located within 70 miles and approximately 1 hour 20 minutes' drive time.



### Rail

The site is approximately 1 mile from Junction 17 of the Soke Parkway (A47) which provides access to the A15 North and A1M to the West.

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (22)

## Key Contact



### Rebecca Beddows

Customer Engagement Manager

"Rebecca joined Industrials in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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