

IMMEDIATELY AVAILABLE ON FLEXIBLE LEASE TERMS



UNIT 5 MORLEY COURT, MORLEY WAY, PETERBOROUGH PE2 7BW

TO LET | INDUSTRIAL / WAREHOUSE UNIT: 4,687 SQ FT (404.99 SQ M)



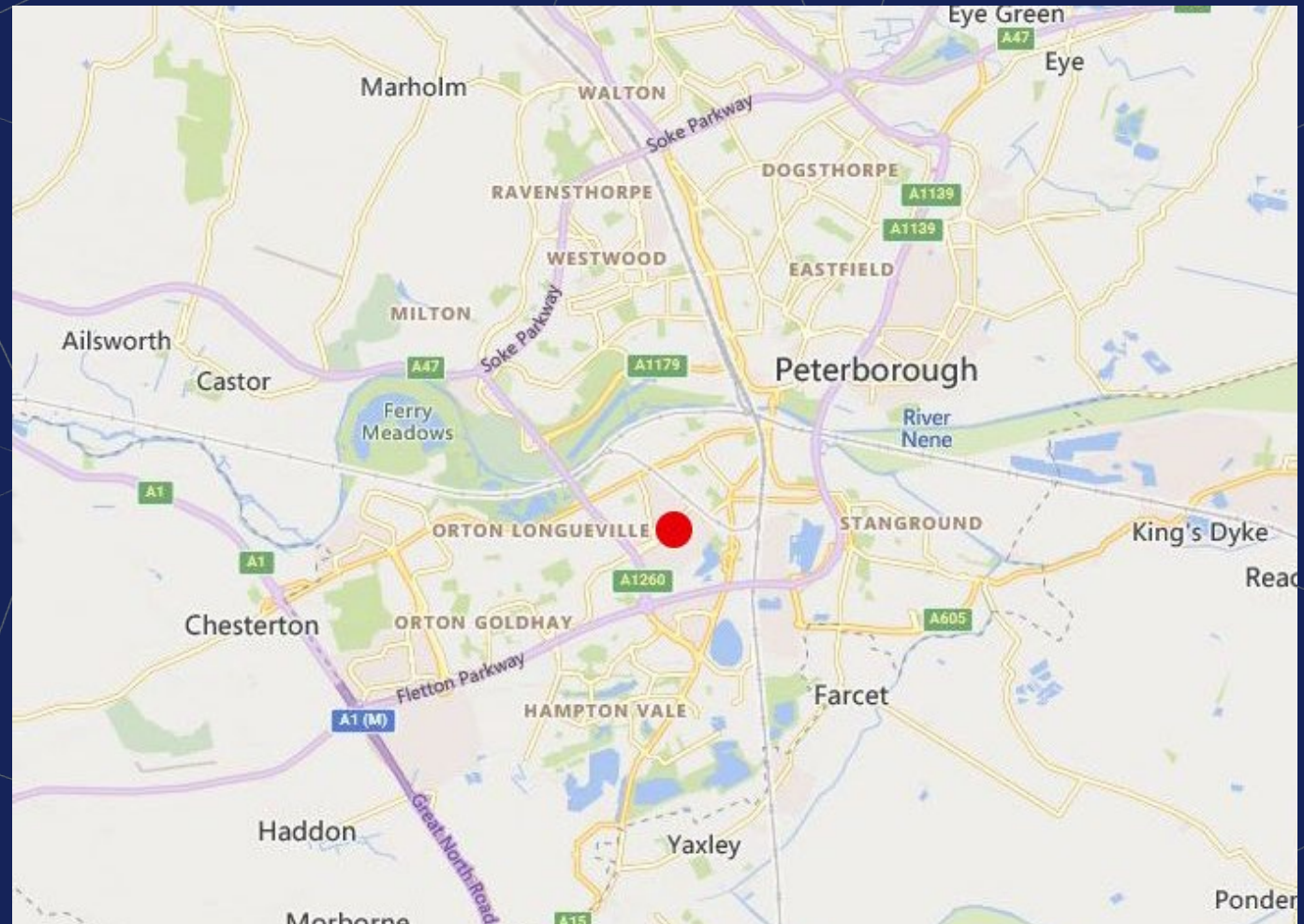
LOCATION

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 first 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;
- First floor office;
- Shower facilities;
- 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 £29,250. 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.

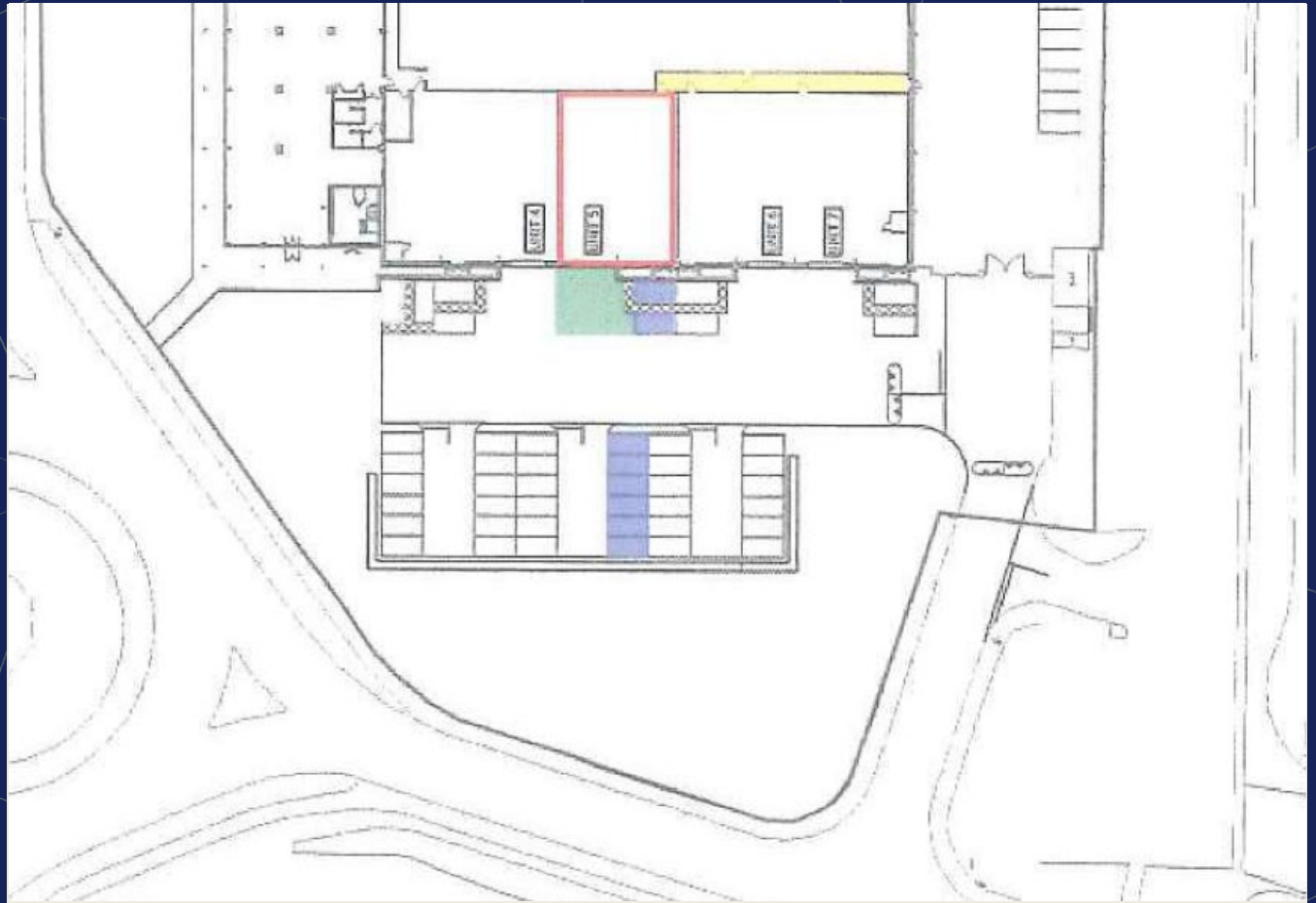
Viewings

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
Ground floor warehouse / ancillary	2,930	272.20
First floor / mezzanine	1,757	163.26
TOTAL	4,687	435.46



01223 841 841
bidwells.co.uk



BIDWELLS

GALLERY



01223 841 841
bidwells.co.uk



Enquiries

Walter Scott

07918 081533

walter.scott@bidwells.co.uk

Rory Banks

07976 832083

rory.banks@bidwells.co.uk

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.

September 2024