John Pye
Property Auctions



FEATURES

- For sale by private treaty
- Mid-terrace industrial warehouse
- Internal eaves height approx. 5.81m
- Sold with vacant possession
- Ground & first floor offices to the front
- Asking price £795,000
- Front Roller shutter height approx. 5m
- Staff and visitor parking to the front
- Secure gated yard area to the front
- Excellent transport links via the A1

Asking Price: £795,000

Mid-terrace industrial warehouse

Escape Fitness LTD
Unit 12 Tresham Road
Peterborough
PE2 6SG

For Sale by Private Treaty

OVERVIEW

For sale by private treaty, this mid-terraced industrial warehouse is of steel portal frame construction beneath a flat corrugated metal sheet roof. Concrete flooring can be found throughout, and access is via a roller shutter door. To the front is a secure gated yard enclosed by a brick wall and steel gates providing an ideal space for loading and manoeuvring.

Staff and visitor parking can also be found to the front elevation. Supporting accommodation at the ground floor level includes offices and WC facilities, while the first floor provides additional office space fitted with air conditioning, suspended ceilings, recessed lighting, carpet tiles, radiators, and double-glazed windows.

The property is located in Orton Southgate which is widely recognized as one of Peterborough's flagship industrial and business parks. Situated approximately 4 miles southwest of Peterborough city centre. The area benefits from excellent transport links with junction 17 of the A1 located less then a mile away providing exceptional north-south connectivity to key areas such as London and rapid access to the wider national motorway network. The A14 can also be found nearby and further enhances the connectivity of the area offering convenient links to the Midlands.

Floor Area
Ground floor warehouse: 785 m^2 / 8,457 ft^2
Ground & first floor offices: 150 m^2 / 1,628 ft^2
Total Gross Internal Area: 936 m^2 / 10,084 ft^2

Business Rates
The rating assessment for the unit is currently merged with units 11, 13 and 14. A seperate rating assessment will be required from the local authority on completion.

EPC
This property is rated with EPC band D and expires on 7 September 2026 https://find-energy-certificate.service.gov.uk/energy-certificate/0980-6955-0336-8322-6090

Broadband Checker
https://www.broadband.co.uk/checker/

Flood Risk
https://www.gov.uk/check-long-term-flood-risk

Tenure
Long leasehold for a term of 999 years from 25 December 1994

VAT
There is an Option to Tax on Unit 12

Viewings
Please contact John Pye Property
0115 9706060 property@johnpye.co.uk

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