



INDUSTRIAL / WAREHOUSE UNITS TO LET

RANGING FROM **6**

1,150 – 6,781 SQ FT
(107 – 623 SQ M)

DESCRIPTION >>>>>

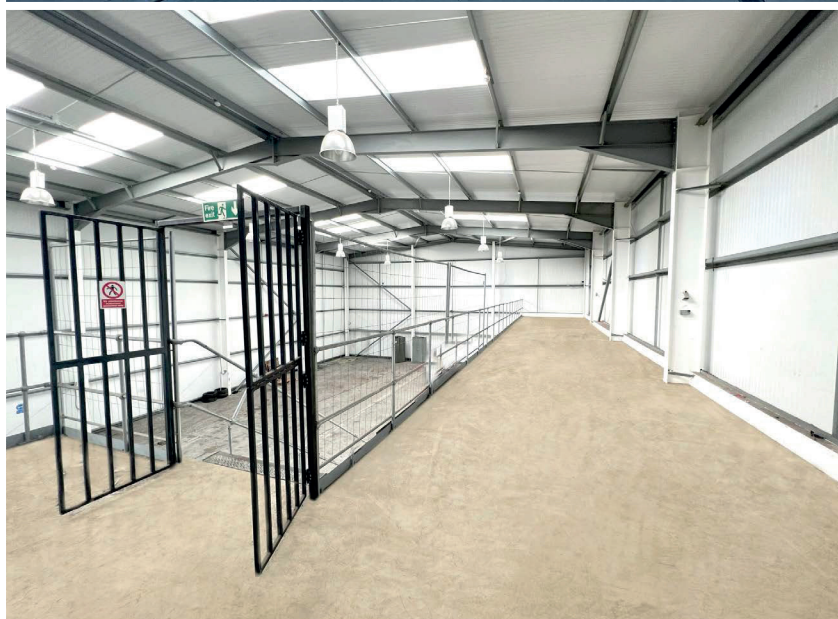
Built in 2016, Vision Park comprises six units split between two buildings.

UNIT 1

The recently refurbished unit is a detached warehouse building with an eaves height of 8m and providing a large warehouse area, offices, WC's, kitchen and structural storage mezzanine. It has a full height roller shutter door, three phase power and has the benefit of a large yard area to the front (which will be fenced and gated for a future occupier if required).

UNITS 2-6

Units 2-6 are situated within the rear building. The refurbishment works subdivided the property, so each unit has a full height roller shutter door, separate pedestrian entrance, disabled compliant WC, tea point, three phase power, mains water and drainage and LED lighting.



**Six units ranging from
1,150 – 6,781 sq ft
(107 – 623 sq m)**

LOCATION >>>>

Vision Park is located on Padholme Road East, opposite Astore Park, within the established Eastern Industrial area.

There is quick and easy access to the city's Parkway system via the Boongate junction, which in turn gives access to the A15, A47 and A1(M).



VISION PARK

A47

A1139

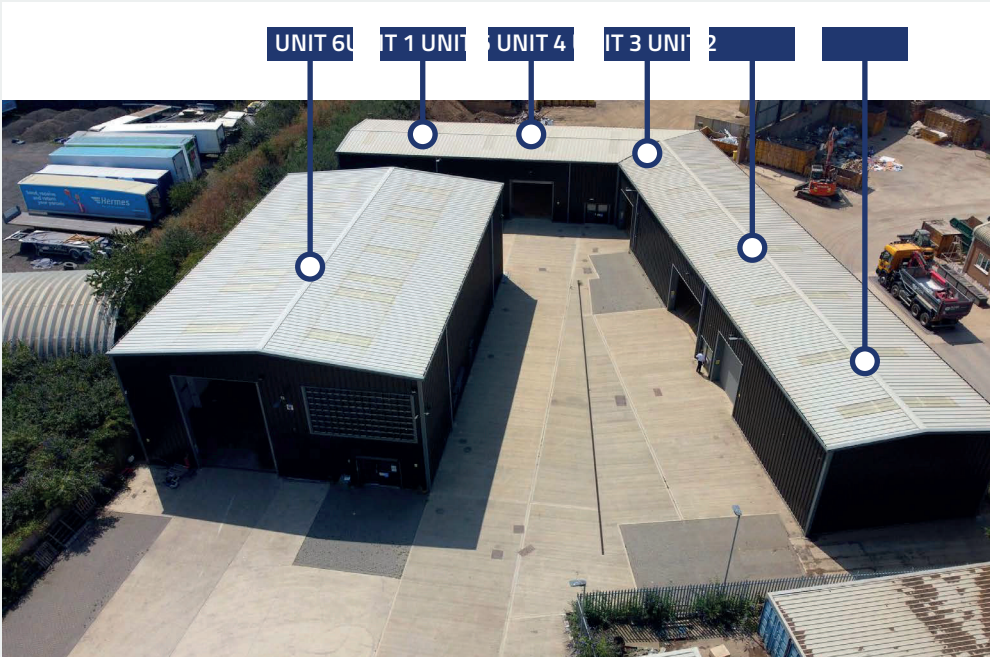
PETERBOROUGH TOWN CENTRE

A1 (M)

**SOUGHT AFTER
LOCATION WITH
QUICK AND EASY
ACCESS TO THE A15,
A47 AND A1(M)**

ACCOMMODATION >>>>>

DESCRIPTION	SQ FT	SQ M
UNIT 1	6,781 sq ft	623.00 sq m
UNIT 2	1,955 sq ft	181.62 sq m
UNIT 3	1,235 sq ft	114.73 sq m
UNIT 4	2,130 sq ft	196.95 sq m
UNIT 5	1,180 sq ft	109.62 sq m
UNIT 6	1,150 sq ft	106.84 sq m





**Modern light industrial /
warehouse units**



**Self-contained fenced
and gated site**



**Newly refurbished to
a high specification**



**Sought after location within
the established North East
industrial area**



STEEL
PORTAL FRAME
CONSTRUCTION
WITH PITCHED
INSULATED ROOFS
AND INSULATED
EXTERNAL SHEET
CLADDING

TERMS >>>>

BUSINESS RATES

Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

SERVICES

Mains water, power and drainage are connected to the units.

EPC

Available on request.

LEGAL COSTS

Each party to bear its own legal fees in connection with this matter.

SERVICE CHARGE

A service charge will be payable for maintenance and upkeep of the common areas of the Estate. Details upon request.

PLANNING

The property has planning consent for light industrial uses within Classes B2 and B8. Please note – we are sorry, but Vehicle related uses will not be considered on this estate.

LEASE TERMS

The units are available on new leases for a term to be agreed.



CONTACT >>>>

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