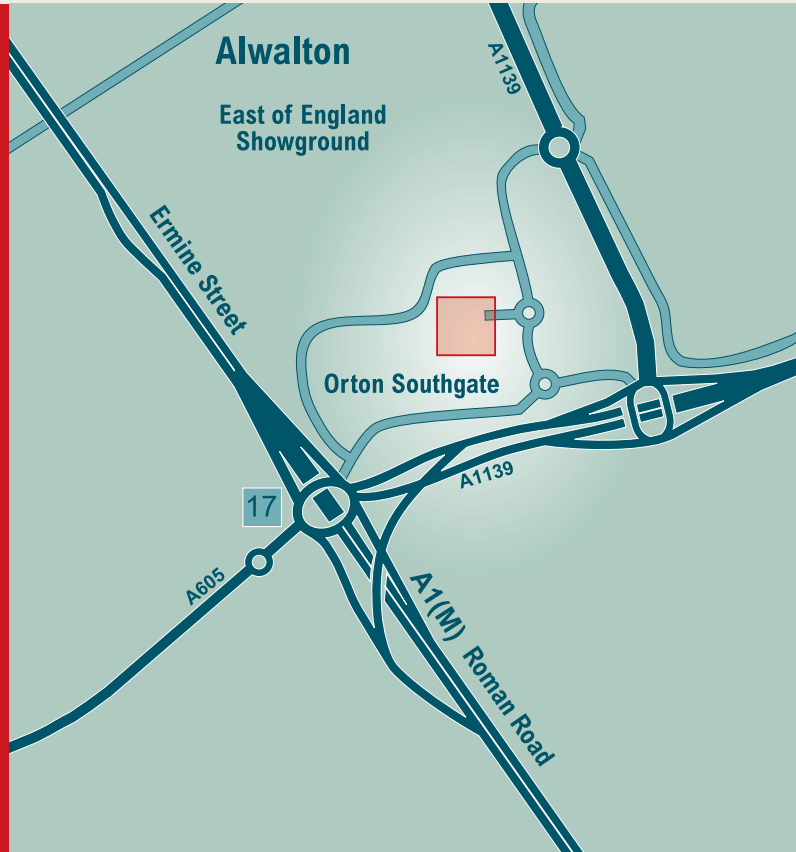
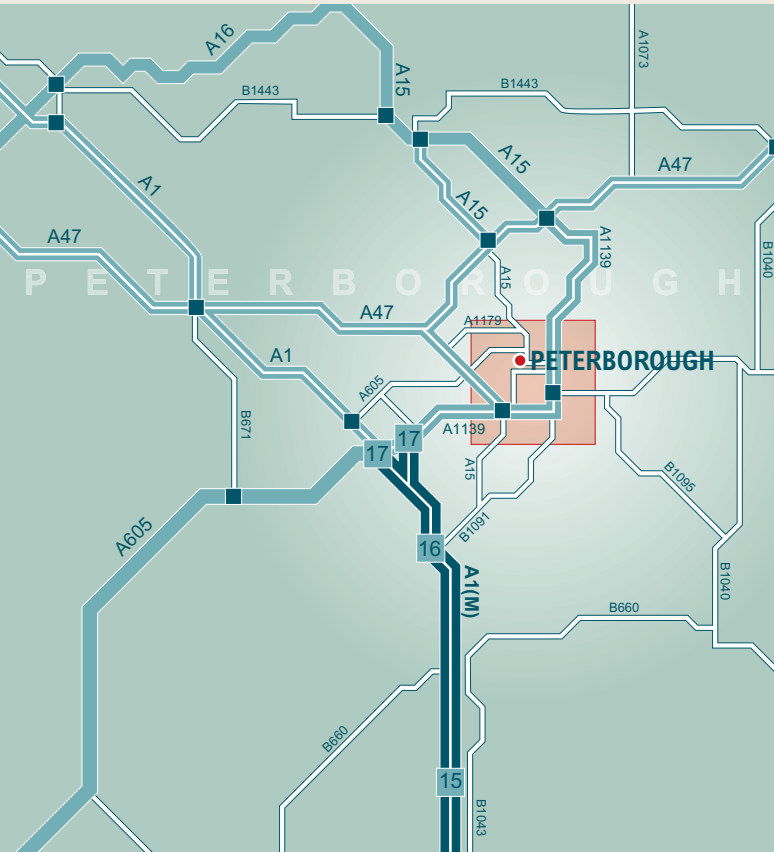


Location

Axis Park is situated in the heart of Orton Southgate which is viewed as the City's premier industrial and distribution location. This location provides occupiers with easy access via the A1139 Fletton Parkway to junction 17 of the A1(M). Peterborough has been designated as a major growth centre for the next 15 years and it's current population of approximately 160,000 people, together with commercial activity, is set to grow substantially during this time.

AXIS PARK

MANASTY ROAD, PETERBOROUGH



Satellite Navigation: PE2 6UP

Contact:

Duncan Quig

Andrew Leech



SEGRO supports the Code of Practice for Commercial Leases (see www.leasingbusinesspremises.co.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract. May 2007

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SLOUGH ESTATES GROUP

Description

The units at Axis Park are of steel portal frame construction with insulated and profiled cladding to external elevations and roof coverings. Substantial investment in the estate has recently been undertaken and the properties are presented to a generally high standard. Each unit has a full height vehicle loading door. Eaves heights range from 4 metres (13' 2") to 5.8m (19') making them suitable for a wide variety of industrial and warehousing uses. Enclosed external storage compounds are also provided with each unit and there is extensive shared car parking areas around the Park.

Units from 349 sq.m. (3,671 sq.ft. to 1,728 sq.m. (18,500 sq.ft.)



Accommodation

Units at Axis Park are available in three different sizes, these being approximately 349 sq.m. (3,671 sq.ft.), 596 sq.m. (6,413 sq.ft.) and 978 sq.m. (10,525 sq.ft.). There is also a fully fitted Document Store at Unit 27 which has an area of approximately 1,728 sq.m. (18,500 sq.ft.)

All areas are expressed in terms of gross external area in accordance with the RICS Code of Measuring Practice.



AXIS PARK

MANASTY ROAD, PETERBOROUGH



Business Rates and Legal Costs

Lessees should make their own enquiries of Peterborough City Council in respect of Non Domestic Business Rates. telephone (01733) 452252.

Each party is to bear their own legal costs incurred.

Lease and Rental Terms

The units are available by way of new full repairing and insuring leases for a term to be negotiated.

All rents are exclusive of VAT. An annual service charge is payable to cover the maintenance of communal areas around the Park. The buildings insurance premium is paid by the landlord and recovered from each individual tenant on an annual basis.

Services

We understand that mains three phase electricity, gas, water and drainage are available at Axis Park. None of the services, heating systems or any other plant or equipment have been tested by the letting agents and, as such, lessees must rely upon their own investigations as to their availability and condition.

AXIS PARK

MANASTY ROAD, PETERBOROUGH



TO LET

Units from 349 sq.m. (3,671 sq.ft.) to 1,728 sq.m. (18,500 sq.ft.)