



Parigan Business Park

Peterborough

A new development of high-spec light industrial, warehouse and office buildings, directly adjacent to the A1(M)

1,313 sq ft – 8,998 sq ft (122 sq m – 834 sq m)

Available December 2021

Location

PE2 6WB

Parigan Business Park is situated within Peterborough's premier Light Industrial, Warehouse and Business Park location at Orton Southgate, approximately 5 miles to the West of Peterborough City Centre.

Located just off Bakewell Road and directly adjacent to Junction 17 of the A1(M), the development has easy access to the Peterborough Parkway system and National road network, with Cambridge 32 miles to the South, Birmingham 77 miles to the West and Leeds 110 miles to the North. Peterborough also benefits from an excellent rail service with a journey time to London Kings Cross of just 49 minutes.



Description

Parigan Business Park is a new development of nine Light Industrial/Warehouse units and two Office units, to be constructed to a high quality specification with excellent levels of parking.

The units are to be constructed to the following base specification:

- Steel Portal Frame with a minimum Eaves height of 6.5m
- Offices, WC and kitchen facility to Warehouse units.
- Electric Loading Doors to Units
- Offices fitted with Suspended Ceilings and recessed LED lighting.
- Office units 1 & 2 will be Air-Conditioned
- Fibre connection to the site.
- High levels of parking
- Electric Vehicle charging point to each unit.
- Fully enclosed with entrance barrier and CCTV security system.

PLEASE NOTE

Units 3 – 11 are constructed such that part or full cover mezzanine floors can be installed if required by occupiers.



Availability



Unit No.	Type	Size (Sq Ft)	Parking Spaces	Rent Per Annum
1	Office - Ground Floor	1,152	10	£18,500
2	Office - First Floor	1,550	14	£24,750
3	Warehouse	1,703	5	£16,600
4	Warehouse	1,647	6	£15,250
5	Warehouse	1,692	6	£15,650
6	Warehouse	1,313	5	£13,150
7	Warehouse	1,873	6	£16,850
8	Warehouse	1,313	6	£13,150
9	Warehouse	1,313	6	£13,150
10	Warehouse	1,873	6	£16,850
11	Warehouse	1,313	6	£13,150

Floor areas stated for units 3, 4 & 5 assume installation of half cover mezzanine



PLEASE NOTE

Units 1 & 2, Units 3, 4 & 5 and Units 6-11 can be combined at this stage to form larger units if required.

Timing

Practical completion is expected by **December 2021**.
Reservations of Units can be made by tenants agreeing to an early exchange of documentation, with completion taking place once units are completed.

Further Information

Please contact the Sole Agents:

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