

**INDUSTRIAL, INDUSTRIAL / STORAGE TO LET**

# 5 Nene Court, Enterprise Park, Broadway

Peterborough, PE7 3TJ



## Key Highlights

- Brand new industrial unit
- Suitable for a range of uses - subject to planning
- Prominent location fronting Broadway and adjacent to Eagle Business Park
- EPC: B
- Established industrial estate
- High specification
- 4 allocated parking spaces plus communal parking
- Electric roller shutter

Stuart House  
St John's Street  
Peterborough, PE1 5DD

**01733 344414**

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## DESCRIPTION

The unit includes an office and WC with office heating, electric loading doors and has LED lighting throughout. There is a personnel entrance and windows at first floor level providing extra natural light. There are 4 allocated parking spaces.

### Rates & Charges

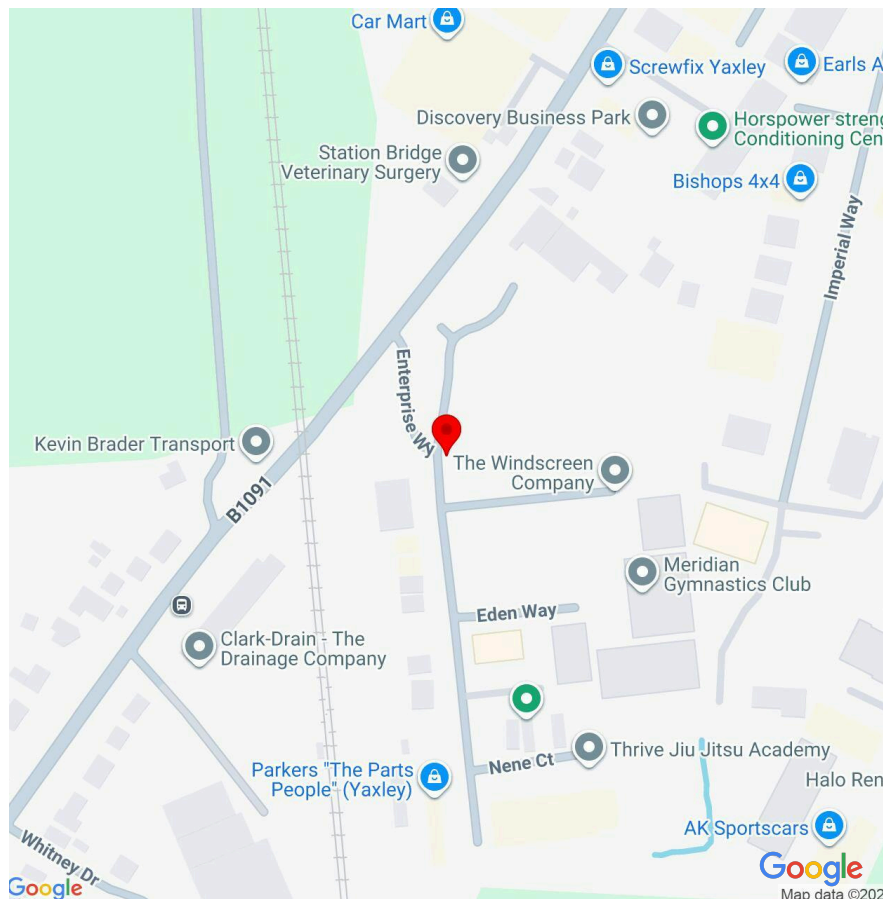
## ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Unit - 5 Nene Court	2,475	230

## LOCATION

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. Peterborough Railway Station is on the East Coast Mainline which allows direct access to London King's Cross with a fastest journey time of approximately 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 55 min). Peterborough is also served by the Cross Country operated Birmingham to Peterborough line with services to Leicester (55 min) and Birmingham (1 hr 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports.

Enterprise Park is a new 170,000 sq ft industrial/warehouse development. The site has direct access to Broadway and is located 3 miles from J16 of the A1(M) at Norman Cross with access to the Parkway dual carriageway road system around Peterborough which is approx 2 miles to the north-east. The site is serviced by a main bus route and is adjacent to Eagle Business Park a modern 30+ acre trade counter, industrial, warehouse and mixed use estate. Nearby occupiers include Screwfix, Junction 17 Cars, Howdens and many others.



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## VIEWINGS

Strictly by appointment with the joint agents Savills (details below) and Eddisons - 01733 897722.

## BUSINESS RATES

To be assessed.

## EPC

The property currently has an EPC assessment of B - the certificate is attached.

## TERMS

The units are available for sale freehold, prices as per the attached schedule, or may be available to lease on terms to be agreed.

## SERVICE CHARGE

A service charge will be payable towards the upkeep of common areas.

## ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## SERVICES

Mains electricity and water will be made available. Services will depend on the final specification agreed.

## PLANNING

Interested parties are advised to make their own investigations the Local Planning Authority.

## CONTACTS

For further information please contact:

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# Energy performance certificate (EPC)

5 Nene Court  
Enterprise Way  
Enterprise Park  
Yaxley  
Peterborough  
PE7 3TJ

Energy rating

**B**

Valid until:

6 December 2032

Certificate number:

9876-2971-8804-0660-1677

Property type

Storage or Distribution

Total floor area

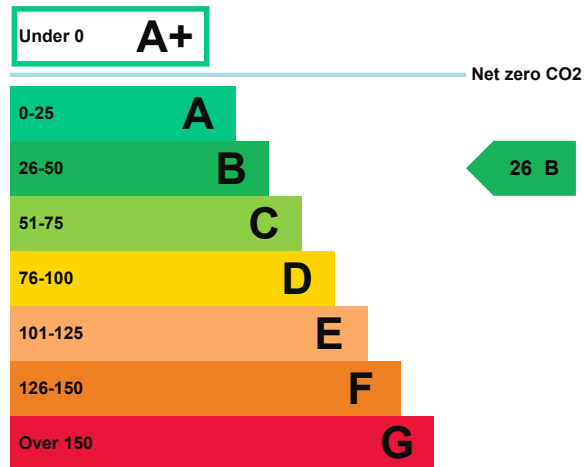
226 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

10 A

If typical of the existing stock

40 B

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## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	2.86
Primary energy use (kWh/m <sup>2</sup> per year)	31

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8216-8721-3631-4825-1527\)](/energy-certificate/8216-8721-3631-4825-1527).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	William Simpson
Telephone	01522797344
Email	<a href="mailto:william@barlingskwa.co.uk">william@barlingskwa.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/014130
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 February 2022
Date of certificate	7 December 2022

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