

**OFFICE TO LET**

# Unit 7 Orton Enterprise Centre

Peterborough, PE2 6XU



## Key Highlights

- Two storey business unit
- Air-conditioning
- Parking available
- Close to A1
- EPC Rating: D
- Suitable for a range of uses - subject to planning
- Roller shutter door to rear
- Self-contained

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

**01733 344414**

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## DESCRIPTION

The property is a mid terrace office unit with office/meeting room, kitchen and WC facilities on the ground floor. The first floor comprises an open plan office space with a meeting room.

There is a roller shutter door to the rear. Externally there is parking for 1 vehicle outside the unit plus access to the communal parking area.

## ACCOMMODATION

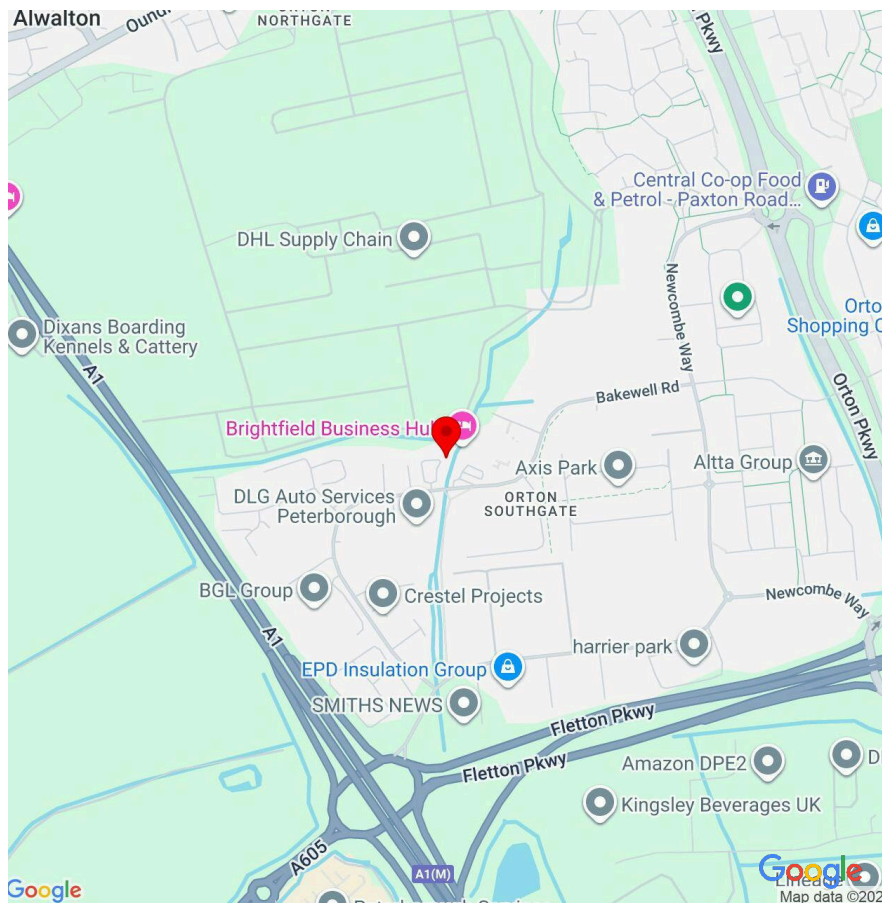
FLOOR AREA	SQ FT	SQ M
Unit - 7	729	68
<b>TOTAL</b>	<b>729</b>	<b>68</b>

## LOCATION

Orton Enterprise Centre is a development of small industrial and office units in a horseshoe shaped terrace located off Bakewell Road, Orton Southgate, Peterborough. There is an estate road around the outside of the development providing access to the rear of each unit. Another road provides access to the front entrance and there is parking at the front of each unit. There is also some communal parking.

Orton Southgate is an established business location on the south western side of Peterborough. It is approximately 0.25 miles from J17 of the A1(M) and 3 miles from the city centre. Peterborough is adjacent to the A1(M) with J17 approximately 2.5 miles away. There is also good access to A47, A15 and A605 via the Peterborough dual carriageway road system (Parkways).

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.

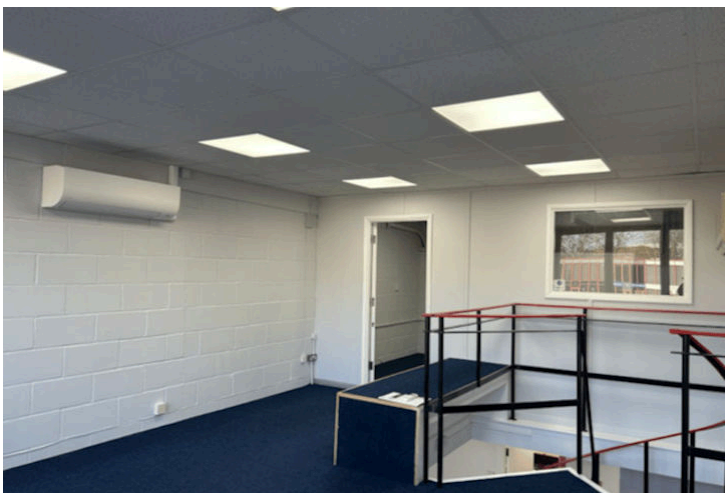


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## VIEWINGS

Strictly by appointment with the sole agents.

## TERMS

The unit is available to let on terms to be agreed - Guide rent of £8,000 per annum plus VAT.

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## BUSINESS RATES

Rateable Value: £10,000  
Rates Payable: Qualifying businesses may be entitled to 100% business rates relief.  
Service charge: n/a  
EPC: E  
The VOA website lists the property with a rateable value of £7,600 (2025-26). From 1st April 2026, the rateable value will increase to £8,700.

## LEGAL COSTS

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

## SERVICE CHARGE AND GROUND RENT

Ground rent is £648.90 per quarter and service charge £660 per annum.

ERG

ANTI-MONEY LAUNDERING

PLANS

## CONTACTS

For further information please contact:

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# Energy performance certificate (EPC)

Unit 7, Orton Enterprise Centre Bakewell Road Orton Southgate PETERBOROUGH PE2 6XU	Energy rating	Valid until: 24 January 2029
	<b>D</b>	Certificate number: 0290-6942-0381-7570-0044

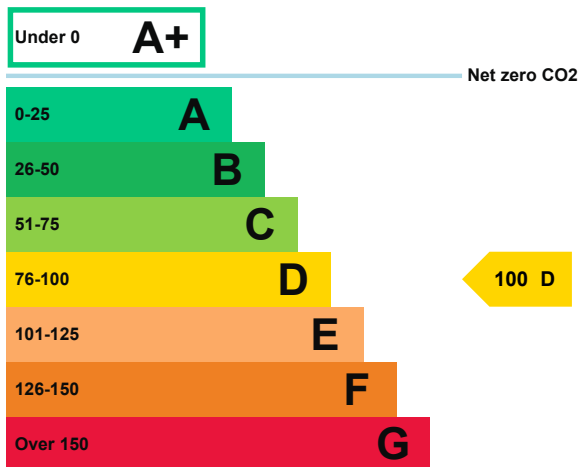
Property type	B1 Offices and Workshop businesses
Total floor area	78 square metres

## 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 D.



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

33 B

If typical of the existing stock

96 D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	79.51
Primary energy use (kWh/m <sup>2</sup> per year)	470

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9674-4079-0418-0000-5225\)](#).

## 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	John Evans
Telephone	07703 112319
Email	<a href="mailto:john@eversogreen.co.uk">john@eversogreen.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/012708
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Easy EPC
Employer address	12 Albion Street Brighton East Sussex BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 January 2019
Date of certificate	25 January 2019