

TO LET - INDUSTRIAL

27-28 KING STREET INDUSTRIAL ESTATE

Langtoft, Peterborough, PE6 9NF



Key Highlights

- 1,695 to 3,390 sq ft
- 3 phase electricity
- CCTV
- High speed broadband
- Adjoining industrial units
- Secure gated site
- 24 hour access
- 6m eaves height

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Description

Two adjoining modern industrial units of steel portal-frame construction with a clear span and an eaves height of 6m. The roof has insulated cladding with rooflights. The units have 3 phase electricity and electrical section loading door. There are air conditioned offices at ground floor levels, plus mezzanine area, kitchen and WC. Externally there are 3 parking spaces allocated to each unit.

Location

King Street Industrial Estate offers secure industrial units conveniently located for the Peterborough, Stamford, Bourne, Deeping, and Spalding areas. The Estate is located in rural surroundings to the east of Langtoft, north of the A1175 junction at West Deeping. Langtoft is approximately ten miles north of Peterborough on the A15 trunk road, eight miles east from Stamford and fifteen miles from Spalding. The estate is easily located from the A1 via the A15.

King Street Industrial Estate is ideal for start-ups or fast-growing businesses that want the flexibility to expand in a secure, pleasantly landscaped environment. The site is secure, well lit, fenced, gated with 24 hour, monitored CCTV.

Accommodation

The accommodation comprises the following (GIA) areas:

Name	sq ft	sq m	Availability
Unit - 27	1,695	157.47	Under Offer
Unit - 28	1,695	157.47	Under Offer
Total	3,390	314.94	

Viewings

Strictly by appointment with the sole agents.

Terms

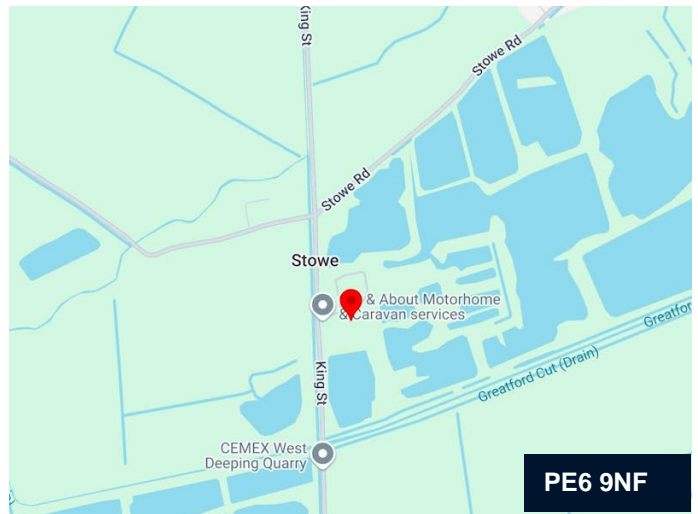
The units are available to rent on terms to be agreed by way of a sub-letting or assignment.

Business Rates

Unit 27 has a rateable value of £9,600

Unit 28 has a rateable value of £9,400

Qualifying business may qualify for 100% small business rates relief.



Contact

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Energy performance certificate (EPC)

Unit 27 King Street Industrial Estate Langtoft PETERBOROUGH PE6 9NF	Energy rating	Valid until: 16 April 2033
	C	Certificate number: 2238-5963-1871-5762-0764

Property type	Offices and Workshop Businesses
Total floor area	187 square metres

Rules on letting this property

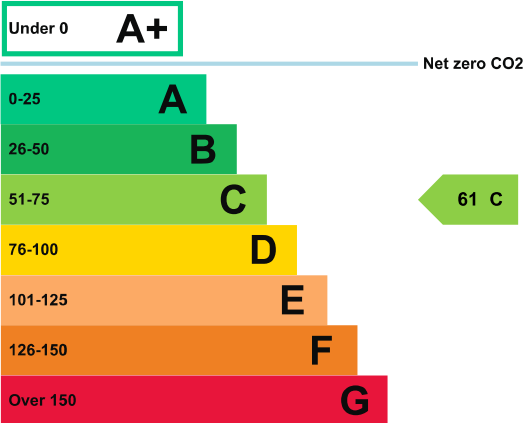
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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	11 A
If typical of the existing stock	42 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	7.26
Primary energy use (kWh/m ² per year)	79

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1864-5936-5282-7748-4634\)](/energy-certificate/1864-5936-5282-7748-4634).

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	Leanne Wells
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Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO002253
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	EPC Services
Employer address	Aldergrove, Dozens Bank, West Pinchbeck, Spalding, PE11 3NF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 April 2023
Date of certificate	17 April 2023

Energy performance certificate (EPC)

Unit 28 King Street Industrial Estate Langtoft PETERBOROUGH PE6 9NF	Energy rating	Valid until: 19 November 2033
	C	Certificate number: 3647-9796-7913-3924-7513

Property type	Offices and Workshop Businesses
Total floor area	156 square metres

Rules on letting this property

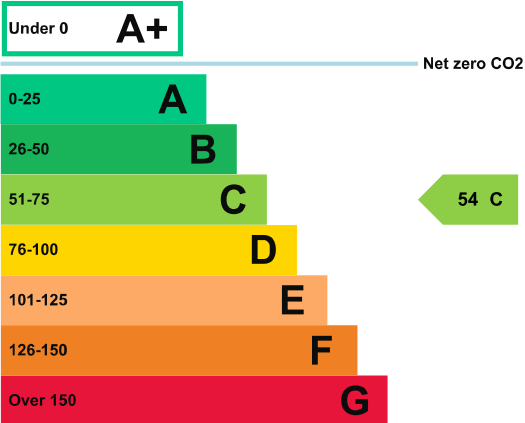
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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	4 A
If typical of the existing stock	15 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	6.73
Primary energy use (kWh/m ² per year)	73

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6909-9314-0126-5417-1248\)](/energy-certificate/6909-9314-0126-5417-1248).

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	Leanne Wells
Telephone	07763 913515
Email	leanne@epcservicesonline.com

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/018239
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Services
Employer address	Aldergrove, Dozens Bank, West Pinchbeck, Spalding, Lincolnshire, PE11 3NF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 November 2023
Date of certificate	20 November 2023