

INDUSTRIAL TO LET

3 Milnyard Square

Peterborough, PE2 6GX



Key Highlights

- Terraced industrial/workshop unit
- EPC Rating: D
- Prominent industrial location
- Eaves height from 3.53m to 4.34m max
- Secure gated yard with CCTV
- Roller shutter doors to front & rear
- Available immediately

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

01733 344414

savills.co.uk

savills

DESCRIPTION

The property is a terraced industrial/workshop unit of steel frame construction with low level brickwork and profiled metal cladding to eaves and a pitched roof. Internally there is a mix of warehouse and office space, CCTV system fitted onsite, commercial gas meter, 3 phase electric, gas central heated offices, LED lighting, two roller shutter doors to the front & rear, kitchen and WC facilities. The property is situated within a gated estate with CCTV providing parking for approximately 20 vehicles. There is a variable eaves height from 3.53m, 3.85m to 4.45m maximum.

ACCOMMODATION

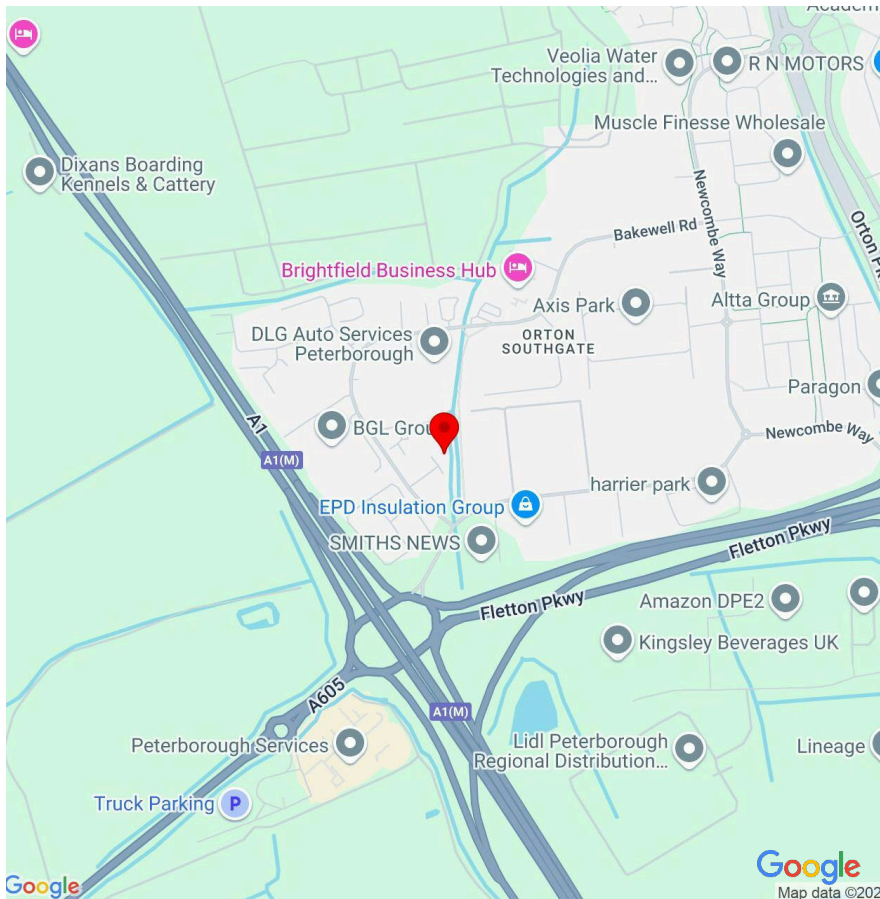
| FLOOR AREA | SQ FT | SQ M |
|------------------------------|-------|------|
| Ground - Industrial/workshop | 7,900 | 734 |

LOCATION

Peterborough is a cathedral city in Cambridgeshire. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. The city has excellent rail with the fastest journey time to London's Kings Cross being approximately 45 minutes.

Peterborough benefits from a diverse economy, ranging from small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.

The unit is located in Orton Southgate, Peterborough's prime commercial location approximately 6 miles north of Peterborough city centre and close to J17 of the A1(M).



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

01733 344414

savills.co.uk

savills



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

01733 344414

savills.co.uk





VIEWINGS

Strictly by appointment with the sole agents.

TERMS

The property is available to let on terms to be agreed. Rent on application.

LEGAL COSTS

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

BUSINESS RATES

From enquiries made of the VOA website we understand the property has the following RV's:
3A - £12,000 3B - £11,000 3C - £7,800

VAT

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

SERVICE CHARGE

There is no service charge payable.

EPC

D Rating.

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.

FLOOR PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

James Anderson MSc MRICS

james.g.anderson@savills.com
+44 (0) 7977 034 282
+44 (0) 1733 201388

Edward Gee BSc (Hons) MRICS

egee@savills.com
+44 (0) 7807 999 211
+44 (0) 1733 209 906

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 06.02.2026



Energy performance certificate (EPC)

| | | |
|---|---------------|---|
| 3 Milnyard Square Orton Southgate PETERBOROUGH PE2 6GX | Energy rating | Valid until: 13 March 2033 |
| | D | Certificate number: 9945-5202-6290-4394-0878 |

| | |
|------------------|--|
| Property type | General Industrial and Special Industrial Groups |
| Total floor area | 762 square metres |

Rules on letting this property

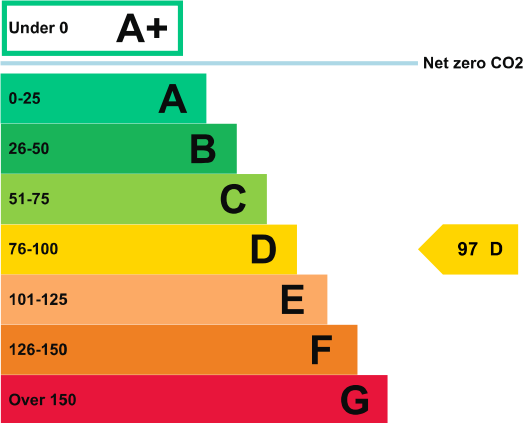
Properties can be let if they have an energy rating from A+ to E.

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 | 16 A |
| If typical of the existing stock | 64 C |

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 31.68 |
| Primary energy use (kWh/m ² per year) | 196 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5364-8027-3123-5084-3861\)](#).

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 | Anthony Claydon |
| Telephone | 01733 442096 |
| Email | info@yesenergysurveys.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/019571 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|--|
| Employer | Yes Energy Surveys Ltd |
| Employer address | 35 Leiston Court, Eye, Peterborough, Cambridgeshire, PE6 7WL |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 9 March 2023 |
| Date of certificate | 14 March 2023 |