

**INDUSTRIAL, INDUSTRIAL / STORAGE, INDUSTRIAL / WAREHOUSE  
TO LET**

# Alfric Square

Peterborough, PE2 7JP



## Key Highlights

- Suitable for a range of uses - subject to planning
- Qualifying business may qualify for 100% small business rates relief
- Electric roller shutter door
- EPC Rating: E
- Vehicle and motor trade use not permitted
- Onsite car parking

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

**01733 344414**

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## DESCRIPTION

Alfric Square comprises 32 industrial units. Internally, the units have WC's and kitchenettes.

Externally, the units have a shared parking area. The unit has an insulated asbestos roof which was over-clad with a new steel corrugated roof system in 2016.

## ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - 3	1,145	106
Unit - 5	1,145	106
Unit - 20	1,145	106
Unit - 29	1,145	106

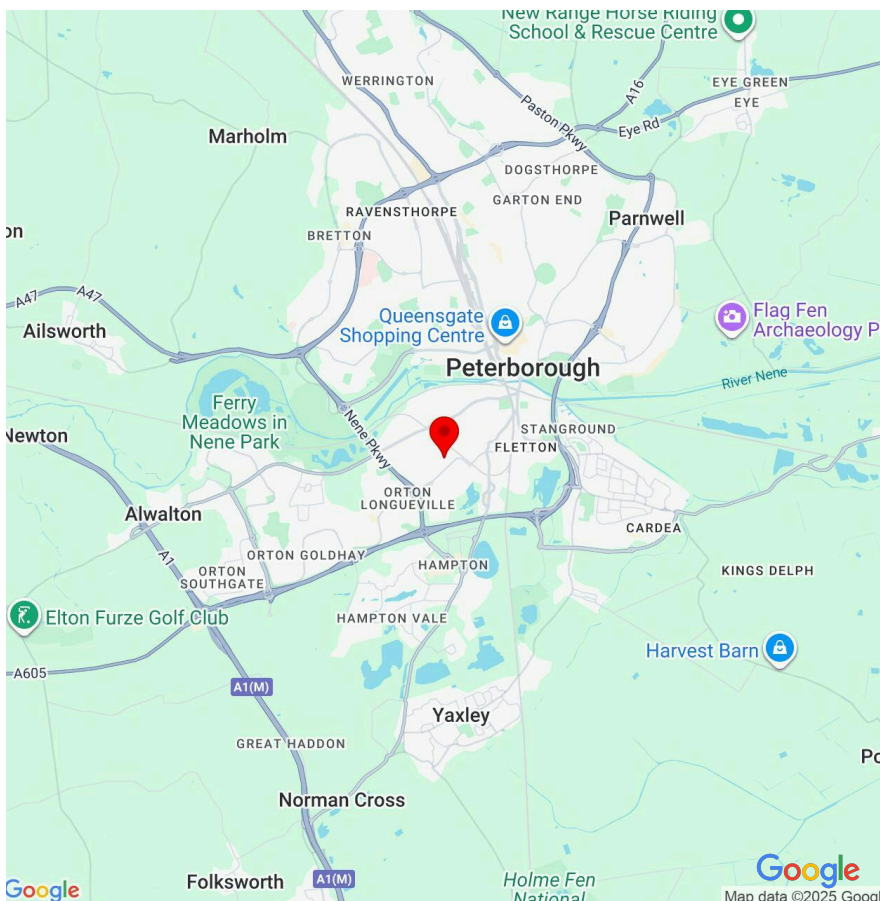
## LOCATION

Alfric Square is located off Maxwell Road within the Woodston commercial area of Peterborough. It is approximately 2 miles south-west of the city centre and 0.5 miles from the Peterborough ring road (Parkway) dual carriageway system which connects to J17 of the A1(M), A605 and A47. Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge

Nearby occupiers include Oakham Ales, Big Motoring World and Booker Wholesale.

## SPECIFICATIONS

- Suitable for a range of uses subject to planning.
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### VIEWINGS

Strictly by appointment with the sole agents.

### TERMS

The unit is available to rent on terms to be agreed.

### ANTI-MONEY LAUNDERING

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents.

### BUSINESS RATES

Available upon request.

### SERVICE CHARGE

A service charge is payable towards the maintenance of common areas. Further details are available upon request.

### VAT

VAT will be payable on the rent.

### EPC

EPC: E

### LEGAL COSTS

Each side to be responsible for their own legal costs.

### CONTACTS

For further information please contact:

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+44 (0) 1733 201388

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# Energy performance certificate (EPC)

5 Alfric Square  
PETERBOROUGH  
PE2 7JP

Energy rating

**E**

Valid until:

10 September 2028

Certificate number:

0060-7904-0358-8950-9014

Property type

B8 Storage or Distribution

Total floor area

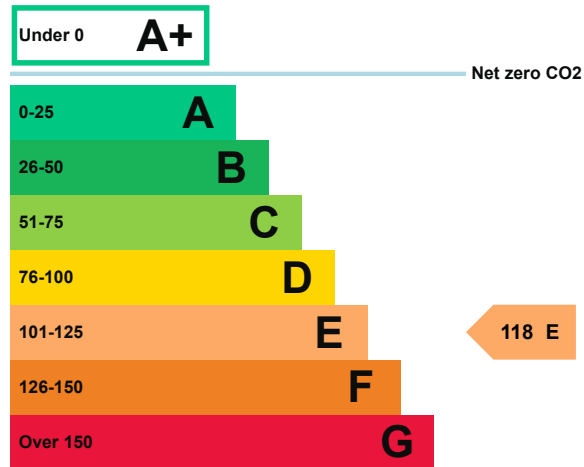
111 square metres

## 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 E.



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

30 B

If typical of the existing stock

89 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)	66.86
Primary energy use (kWh/m <sup>2</sup> per year)	395

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9781-4056-0085-0900-9405\)](#).

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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	Michael D Boughton
Telephone	07713 160121
Email	<a href="mailto:mike@mikeboughton.com">mike@mikeboughton.com</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/019532
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Michael D Boughton
Employer address	Michael D Boughton The Barn Woodgate Lane Maxey PE6 9ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 June 2018
Date of certificate	11 September 2018

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