

INDUSTRIAL TO LET

Units 3-4 Venture Park, Stirling Way

Peterborough, PE3 8YD



Key Highlights

- Dedicated Car parking within a secure and gated site
- Eaves height - 6.42M (21ft)
- Two storey units - office on 1st floor
- Central Heated office
- 3 phase electricity
- Excellent road connections
- Industrial units located on established industrial estate
- Suitable for a range of uses subject to planning

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

01733 344414

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DESCRIPTION

Venture Park comprises a terrace of 4 warehouse/industrial units of steel portal frame construction which have been extensively refurbished. Each unit has two storey central heated offices with suspended ceilings, recessed lighting and carpeting. The units have electrically operated loading doors, 3 phase electricity and an eaves height of 6.42m (21ft).

ACCOMMODATION

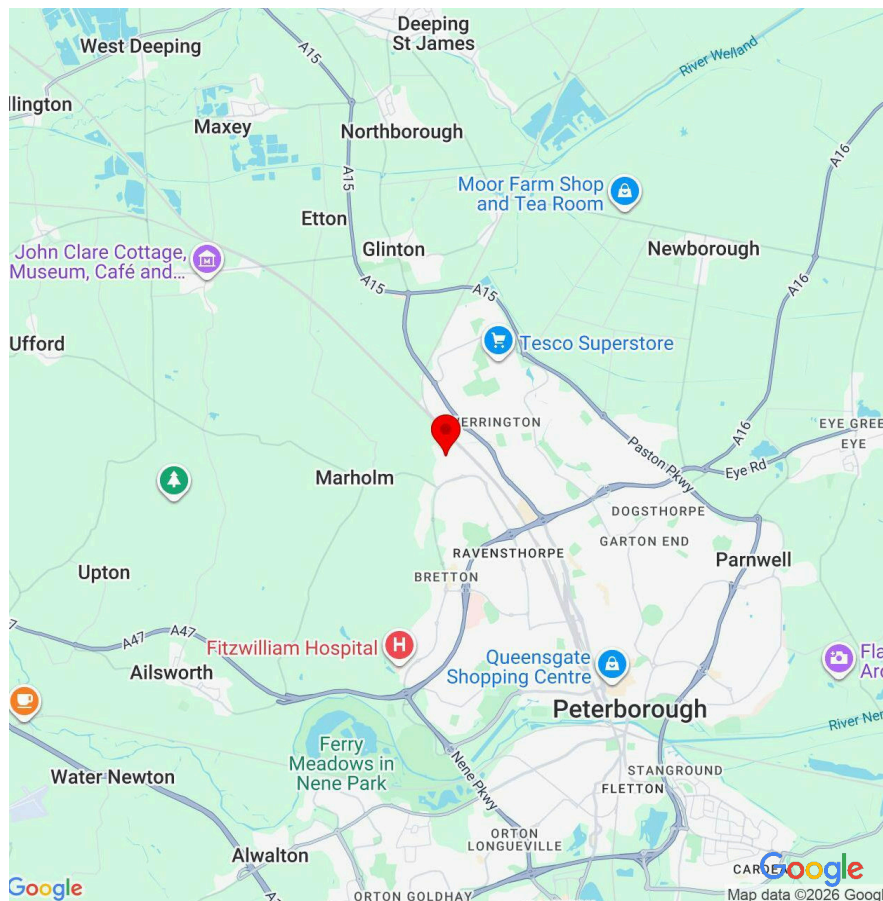
The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - 3	10,838	1,007
Unit - 4	30,001	2,787
TOTAL	40,839	3,794

LOCATION

Peterborough is a cathedral city 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. Peterborough is located approximately 80 miles north of London at the junction of the A1(M) and the A47 and A605. It has good access to other parts of the country via the A14 and the M11.

Venture Park is situated in Bretton, one of Peterborough's busiest commercial and industrial areas, approximately 2.5 miles north of the city centre with easy access to the Soke Parkway (Peterborough ring road, A47) which leads to the A1(M) to the west. Nearby occupiers include: Crown paints, Lloyds TSB, Grencore, Irca Group and Big Web Warehousing.



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VIEWINGS

Strictly by appointment with the sole agent.

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.

PLANS

Floor plans available upon request.

BUSINESS RATES

Rateable Value:
The VOA website lists the property with a rateable value of £198,000 (2023-26). From 1st April 2026, the rateable value will increase to £233,000.

VAT

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

PLANNING

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

EPC

The property currently has an EPC assessment of B - valid until 2035.

SERVICE CHARGE

A service charge is payable in respect of the common areas of the estate - further details on request.

TERMS

Available on a new lease with terms to be agreed at a quoting rent of £9.25 psf.

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

3-4 Venture Park Stirling Way Bretton PETERBOROUGH PE3 8YD	Energy rating <h1>B</h1>	Valid until: 27 July 2035
		Certificate number: 8260-7224-1823-4252-8272

Property type	General Industrial and Special Industrial Groups
Total floor area	3,409 square metres

Rules on letting this property

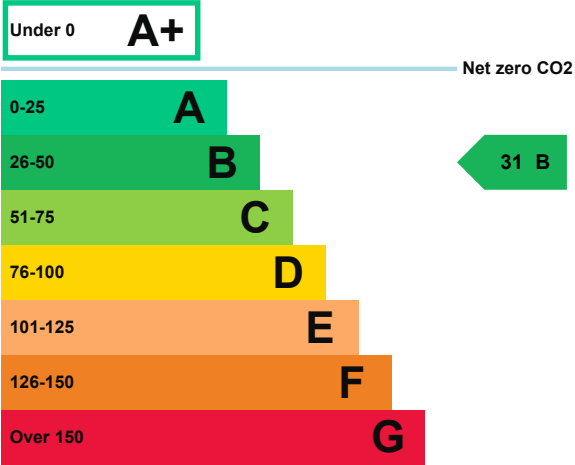
Properties can be let if they have an energy rating from A+ to E.

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	13 A
If typical of the existing stock	51 C

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 ₂ /m ² per year)	3.04
Primary energy use (kWh/m ² per year)	32

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4456-8784-7079-9174-1403\)](/energy-certificate/4456-8784-7079-9174-1403).

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	Gemma Cornwall
Telephone	07713645837
Email	gcornwall@viridium-bc.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/028136
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Viridium Building Consultancy Ltd
Employer address	13 Ribchester Road Wilpshire Blackburn BB1 9JH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 February 2025
Date of certificate	28 July 2025