

INDUSTRIAL / WAREHOUSE TO LET

4 Trent Way

Peterborough, PE7 7AT



Key Highlights

- EPC Rating: B
- 4 Allocated parking spaces
- Suitable for light industrial, warehousing
- High specification with CCTV and alarm system
- Internal Office and toilet with office heating
- Electric loading doors
- LED lighting throughout
- Eaves height of 6m

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

01733 344414

savills.co.uk

savills

DESCRIPTION

Trent Way is part of the Enterprise Park, Yaxley development.

Unit 4 is of steel portal frame construction with flat panel cladding and roof lights. The unit includes an office and WC with office heating, electric loading doors and has LED lighting throughout. The unit has an eaves height of 6m. There is a personnel entrance and 4 allocated parking spaces.

ACCOMMODATION

The accommodation comprises the following areas:

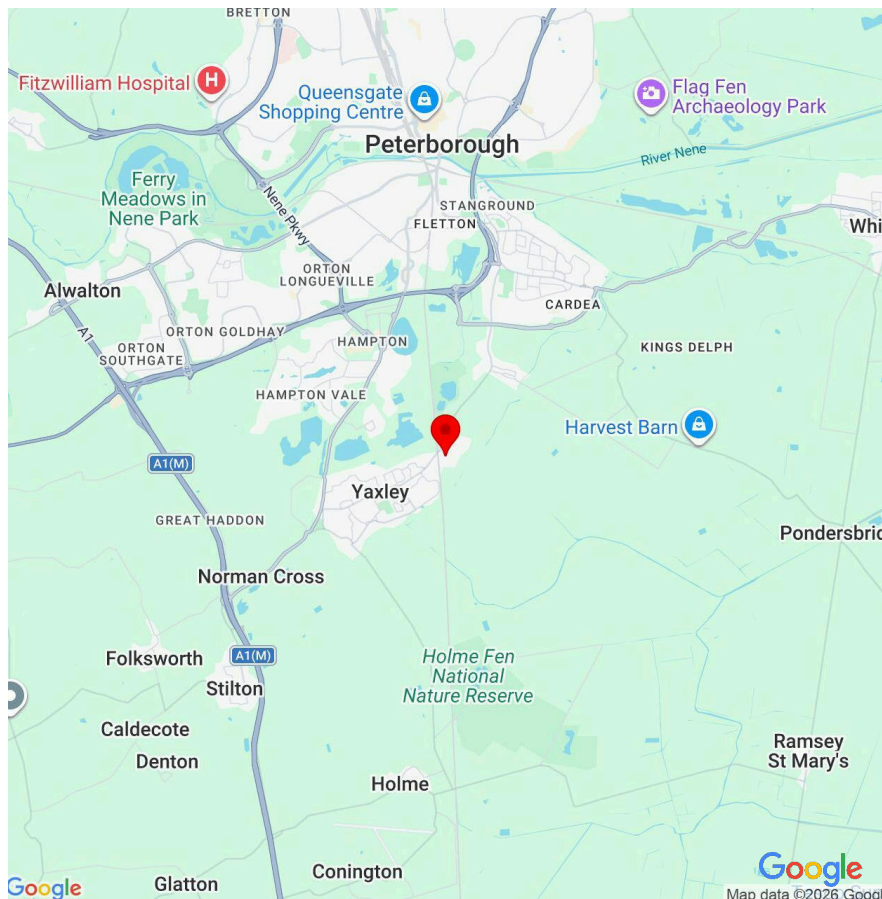
| FLOOR AREA | SQ FT | SQ M |
|--------------|--------------|------------|
| Building | 1,685 | 157 |
| TOTAL | 1,685 | 157 |

LOCATION

Peterborough is a cathedral city in Cambridgeshire, 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.

Enterprise Park is a new 170,000 sq ft industrial/warehouse development. The site has direct access to Broadway and located 3 miles from J16 of the A1(M) at Norman Cross with access to the Parkway dual carriageway road system around Peterborough which is approximately 2 miles to the northeast.

The site is serviced by a main bus route and is adjacent to the recently developed Eagle Business. Nearby occupiers include Screwfix, Junction 17 Cars, Howdens and many others.

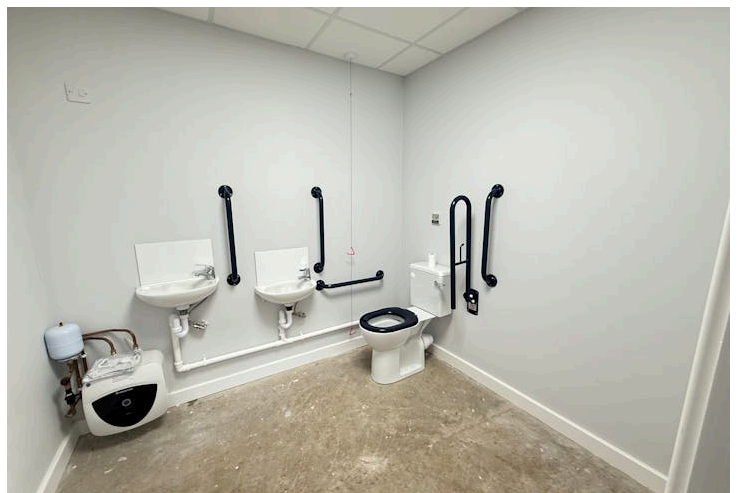
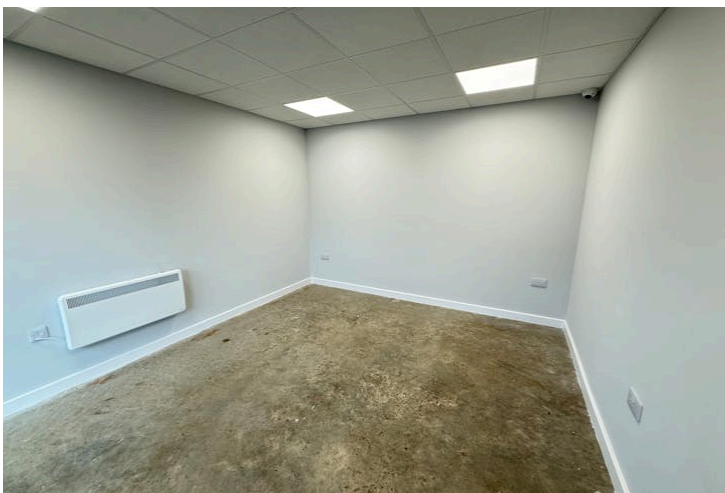


Stuart House
St John's Street
Peterborough, PE1 5DD

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 Savills - 01733 344414.

TERMS

The unit is available to let on terms to be agreed. Guide rent of £19,200 per annum plus VAT.

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.

BUSINESS RATES

The unit is to be assessed for business rates.

SERVICE CHARGE

Mains electricity, drainage and water are available.

VAT

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

EPC

EPC Rating: B.

LEGAL COSTS

Each party are to bear their own costs in this transaction.

FLOOR PLANS

Available upon request.

CONTACTS

For further information please contact:

Lex Souza

lex.souza@savills.com
07483705176

James Anderson MSc MRICS

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

Drew Greenhalgh

drew.greenhalgh@savills.com
07811 697365
+(44) 1733 209947

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 | 24.04.2026

Energy performance certificate (EPC)

| | | |
|---|---------------|--|
| 4 Trent Way Enterprise Park YAXLEY PE7 7AT | Energy rating | Valid until: 12 August 2034 |
| | B | Certificate number: 2372-9400-9044-9938-3932 |

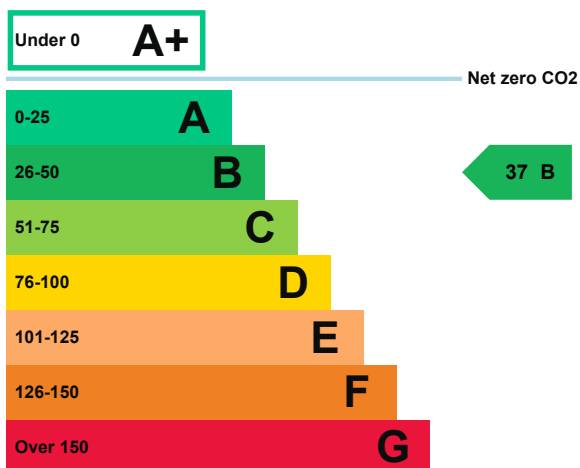
| | |
|------------------|-------------------------|
| Property type | Storage or Distribution |
| Total floor area | 152 square metres |

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

53 C

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 4 |
| Building emission rate (kgCO ₂ /m ² per year) | 4.42 |
| Primary energy use (kWh/m ² per year) | 47 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2225-4514-6104-2285-2569\)](#).

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 | William Simpson |
| Telephone | 01522797344 |
| Email | william@barlingskwa.co.uk |

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/014130 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | |
| Employer address | |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 16 June 2023 |
| Date of certificate | 13 August 2024 |