

INDUSTRIAL TO LET

Units 20 & 21 Bourges Boulevard

Peterborough, PE1 2AS



Key Highlights

- New roadside development on 8.63 acres
- Costa, Wendy's, Toolstation, Howdens and Lok'nStore already secured
- Established retail, trade & industrial location
- Suitable for industrial and distribution
- Only 2 miles from city centre and adjacent to A47

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

01733 344414

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DESCRIPTION

A new roadside development for trade counters, industrial and distribution. Units have been finished to a shell specification for occupiers to undertake their own fit out to suit the specific occupational needs. Maskew Avenue is an established retail, trade and industrial location.

ACCOMMODATION

The accommodation comprises of the following

FLOOR AREA	SQ FT	SQ M
Unit - 20	5,205	484
Unit - 21	5,344	496
TOTAL	10,549	980

LOCATION

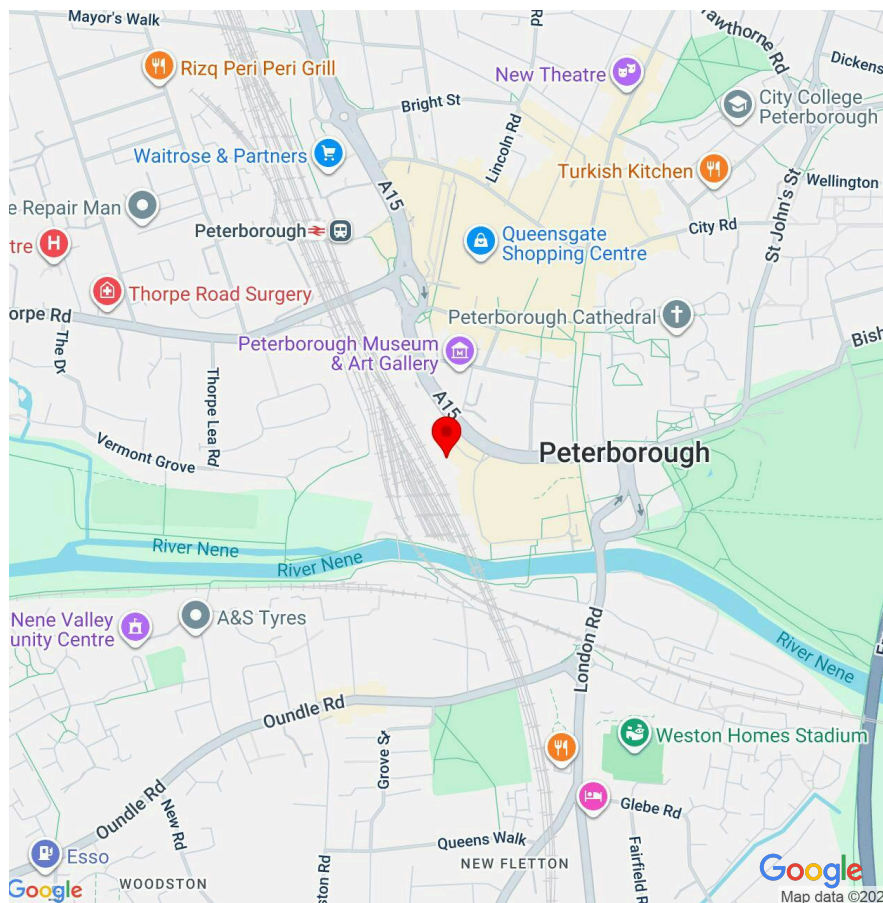
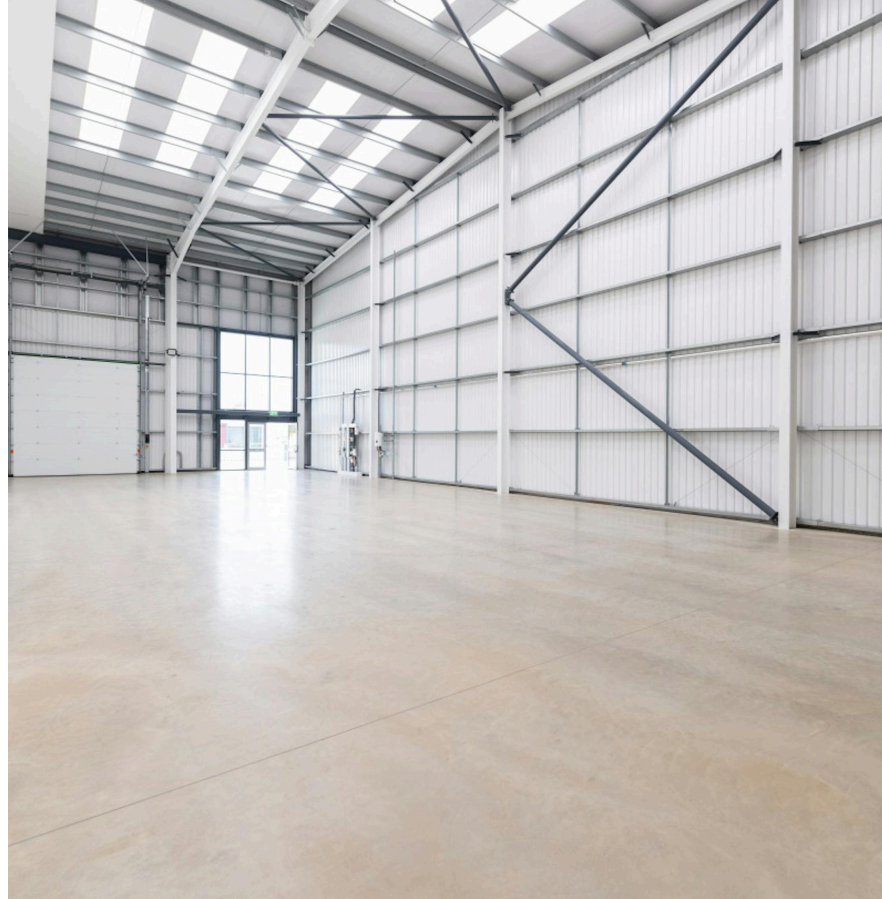
Located on a prominent position two miles from the City Centre off the A15, Bourges View is adjacent to Maskew Retail Park (B&Q, Matalan, Argos, Currys PC World, Lidl, Dunelm, DFS, Wren Kitchens, Dreams), and opposite established national trade occupiers (Halfords, Topps Tiles, Sally Hair, Sally Hair & Beauty and Kwik Fit). With a daily passing traffic count of over 26,500 vehicles Bourges View is set to become Peterborough's prime trade location.

Already committed to the scheme are Costa Coffee, Wendy's and Taco Bell Drive thru's, and Lok'nStore self-storage.

Peterborough is England's fastest growing city (the economy is expected to grow by 40% by 2025 to £8.7 billion GDP*. 230,000 people currently live within a 20 minute drive time of the scheme which is due to increase significantly over the next 5 years as extensive new residential development takes place in and around the City.

SPECIFICATIONS

- Flexible trade units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.
- 8.4m clear internal height
- 37.5kN sq m floor loading
- Full height electric loading doors
- Ability to combine units
- First floor for storage or fitting out as office space
- Generous parking facilities



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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

The units and plots are available on a leasehold basis.

LEGAL COSTS

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

BUSINESS RATES

Rates Payable: To be assessed on completion

EPC: A
To be assessed.

VAT

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

SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

EPC

The property currently has an EPC assessment of A.

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.

PLANNING

Class E (formally B1c) B2 and B8 (subject to planning) uses.

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

Unit 20
Bourges View Park
Maskew Avenue
Peterborough
PE1 2FG

Energy rating

A

Valid until: **11 July 2033**

Certificate number: **0544-1510-5757-7893-6958**

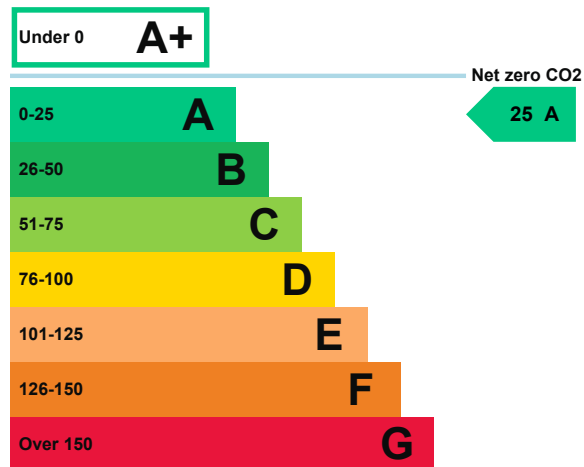
Property type	B8 Storage or Distribution
Total floor area	466 square metres

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 A.



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

26 B

If typical of the existing stock

75 C

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	13.62
Primary energy use (kWh/m ² per year)	81

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6545-6962-3184-5137-1156\)](#).

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	Adrian Stuart Foster
Telephone	01543 440 330
Email	adrian.foster@fosterdesignassociates.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/015329
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Foster Design Associates Limited
Employer address	New Media House, Davidson Road, Lichfield, WS14 9DU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 June 2023
Date of certificate	12 July 2023

Energy performance certificate (EPC)

Unit 21
Bourges View Park
Maskew Avenue
Peterborough
PE1 2FG

Energy rating

A

Valid until: **11 July 2033**

Certificate number: **6994-3140-5648-6282-7948**

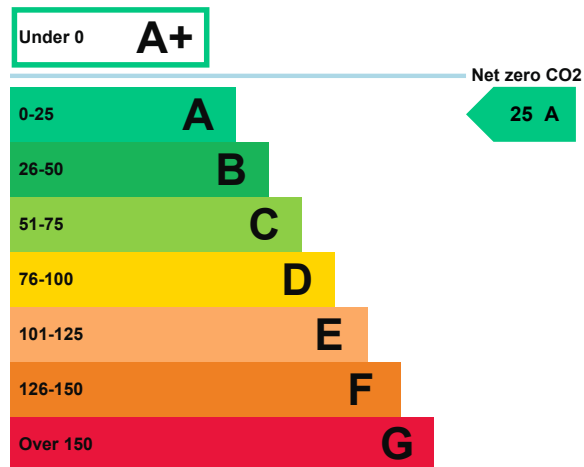
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76 D

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	13.6
Primary energy use (kWh/m ² per year)	80

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0138-6464-9485-1778-5819\)](/energy-certificate/0138-6464-9485-1778-5819).

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