



# OAKLEA HOUSE

LIMESQUARE BUSINESS PARK, ENTERPRISE WAY, **PETERBOROUGH**, PE3 8YQ



**Single units from 5,434 sq ft (505 sq m) or opportunity to combine up to 38,658 sq ft (3,591 sq m)**



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UNIT B  
To be refurbished

UNIT A  
To be refurbished

UNIT F  
LET

UNIT C  
Newly refurbished

UNIT E  
To be refurbished

UNIT D  
Newly refurbished



**5.05m**

eaves height



**EPC B**



Established commercial  
area with excellent  
connectivity



**3** phase  
power



Self contained  
**secure yard**

**LED**

lighting throughout



Units C & D have already been refurbished by the landlord, with the remaining units scheduled to follow. There is an opportunity to engage early to tailor specifications and potentially combine units to suit individual requirements.

Terrace of steel portal frame industrial units with 5.05m eaves height, based within Oaklea House in Limesquare Business Park offering both industrial/warehouse and office space. The refurbishment will include painted floors and LED lighting throughout. In addition, the offices also benefit from redecoration, new carpet tiles and air conditioning.



# IN GOOD COMPANY

Limesquare Business Park on Enterprise Way, Bretton, comprises 3 properties: Europol are the sole occupier of Ashwood House, Elmhurst House comprises 4 units, currently let to Reliant Packaging and R Howard. The third property, Oaklea House, is split into 6 units.

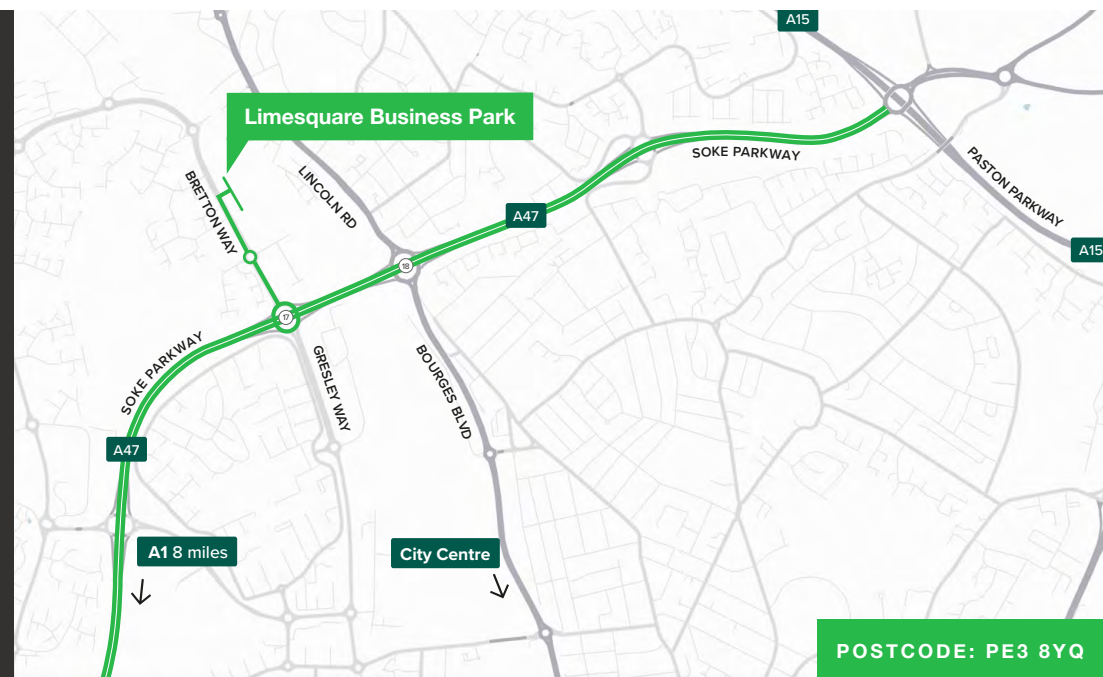


- 1 Bourges View
- 2 Maskew Avenue Retail Park
- 3 Saville Road Industrial Estate
- 4 Wulfric Square
- 5 Brotherhood Shopping Centre
- 6 A47 Junction
- 7 Peterborough Station
- 8 City Centre

# LOCATION

The property is located in the historic Cathedral city of Peterborough in the northwest of the county of Cambridgeshire. It is approximately 35 miles northwest of Cambridge, 40 miles east of Leicester and 80 miles north of London. It sits on the border of East Anglia and the East Midlands. Peterborough has a long-established history of being a city of entrepreneurs with the seventh highest business start-up rate in England.

It also has a strong base of manufacturing and skilled tradespeople businesses with companies such as Perkins Engines, Royal Haskoning, Whirlpool and Forterra to name just a few. These sorts of industries support a well-developed industrial and trade park market across the city.



The city is situated east of the A1(M), which offers an excellent north south route along the East of England. This route connects to the M25 and London in the south, and to Yorkshire, Lincolnshire, and the North East in the north. The A47 offers access westward to junction 21 of the M1, while heading east, it connects to the A14. This, in turn, links to the A1(M).

Enterprise Way leads onto Bretton Way which connects with the A15 (north-south) the A47 (east-west) for convenient travel, including links with the A1 and numerous other businesses within the local area.

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 50 minutes.



**Oaklea House lies just ½ mile from the A47, which provides direct access to the A1(M), M11 and M1 motorways.**

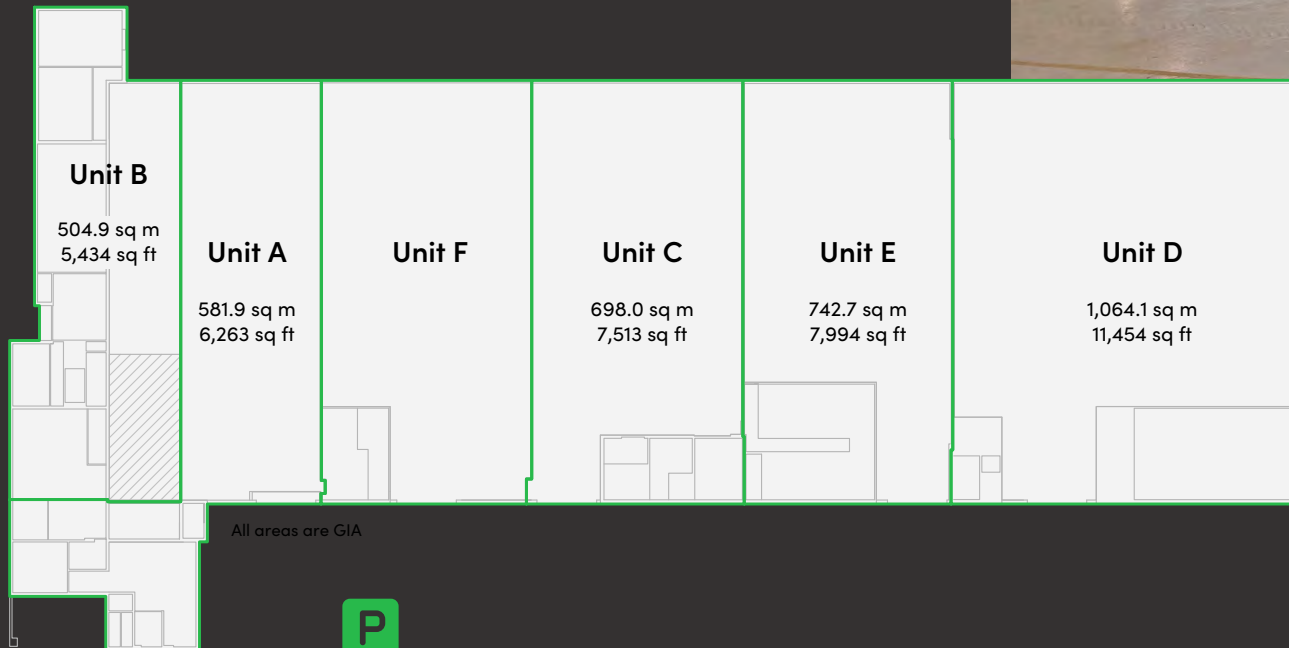


## ACCOMMODATION

The accommodation comprises the following areas:

| Unit | Warehouse (sq ft) | Ground Floor Office (sq ft) | First Floor Office (sq ft) | Total (sq ft) |
|------|-------------------|-----------------------------|----------------------------|---------------|
| B    | 2,315             | 3,119                       | -                          | 5,434         |
| A    | 4,555             | 1,708                       | -                          | 6,263         |
| C    | 6,156             | 721                         | 636                        | 7,513         |
| E    | 5,554             | 1,213                       | 1,227                      | 7,994         |
| D    | 9,628             | 1,826                       | -                          | 11,454        |

Allocated parking area totalling 79 spaces split between the available units.



**79** car parking spaces  
split between the available units

### TERMS

The property is available to let on terms to be agreed.  
New lease directly from landlord.

### BUSINESS RATES

Available upon application.

### SERVICE CHARGE

£0.72 psf.

### RENT

From £40,755 per annum.



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