

**INDUSTRIAL TO LET**

# Enterprise Way

Peterborough, PE3 8YQ



## Key Highlights

- Flexible lease terms available
- Vehicle related MOT / servicing use will NOT be permitted
- Less than a mile from the A47 Peterborough Parkway system
- Secure site with parking
- Industrial units located on established industrial estate
- 2,323 sq ft

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

**01733 344414**

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## DESCRIPTION

The unit has an up and over loading doors and personnel doors leading into front office areas with kitchenettes and WCs. The warehouse has fluorescent lighting, 3 phase electricity and gas heating.

The unit is suitable for a range of commercial uses - interested parties are advised to check their proposed usage with the council if in any doubt. Externally there is parking in front of the units and there is shared communal parking on the estate.

## ACCOMMODATION

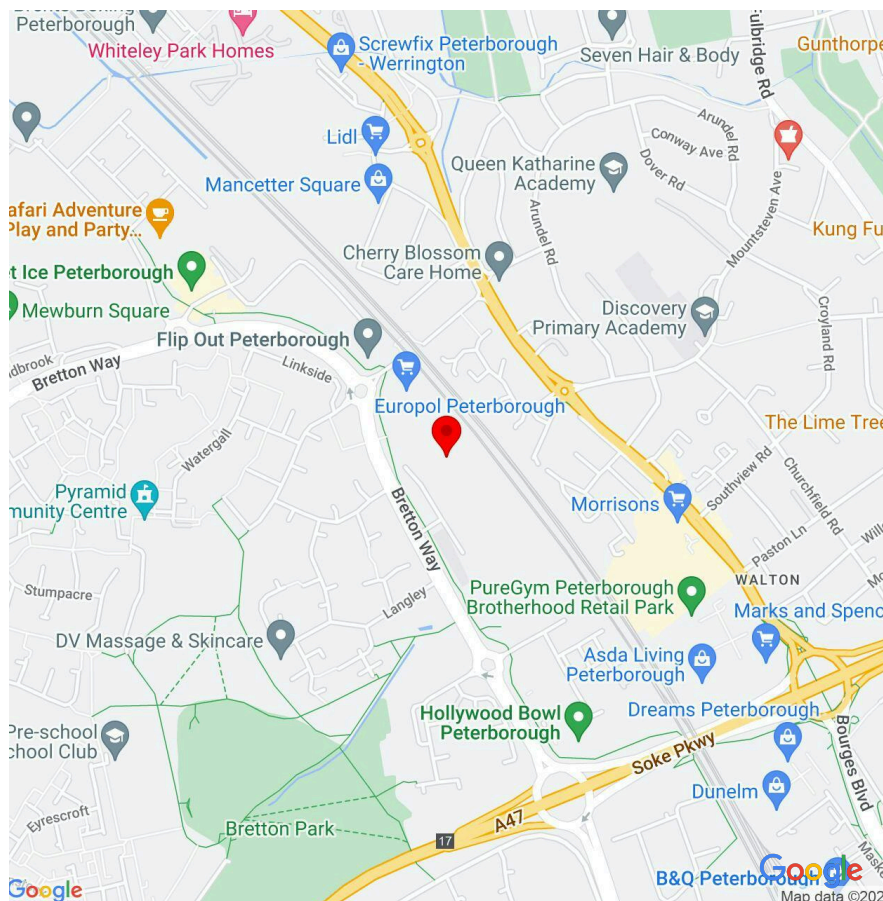
FLOOR AREA	SQ FT	SQ M
Unit - E	2,323	216

## LOCATION

Peterborough is a historic 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.

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 adjacent to the A1(M) with J17 approximately 2.5 miles away. There is also good access to A47, A15 and A605 via the Peterborough dual carriageway road system (Parkways).

Peartree Business Centre is located approximately 2 miles north of Peterborough city centre in Bretton an established commercial area of Peterborough. It has good access to the A47, A1(M) via Peterborough ring road system.



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### VIEWINGS

Strictly by appointment with the agents, Savills or Eddisons - Julian Welch 01733 897722.

### TERMS

Available to let on terms to be agreed. Guide rent of £16,750 per annum + 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 VOA website lists the property with a rateable value of £10,500 (2025-26). From 1st April 2026, the rateable value will increase to £15,250.

### SERVICE CHARGE

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

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A service charge will be payable towards the upkeep of the common areas of the estate.

### EPC

The unit has an EPC rating of C

### VAT

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

### LEGAL COSTS

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

### CONTACTS

For further information please contact:

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# Energy performance certificate (EPC)

Unit E Peartree Business Centre Enterprise Way PETERBOROUGH PE3 8YQ	Energy rating	Valid until: <b>13 September 2033</b>
	<b>C</b>	Certificate number: <b>6083-2419-1197-2579-4301</b>

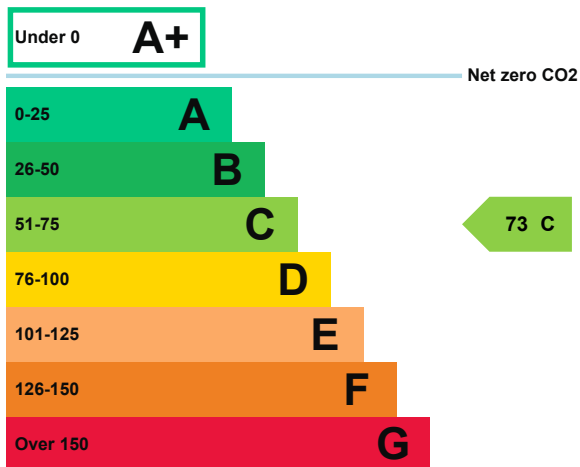
Property type	Storage or Distribution
Total floor area	170 square metres

## 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 C.



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

**12 A**

If typical of the existing stock

**50 B**

## 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)	7.8
Primary energy use (kWh/m <sup>2</sup> per year)	84

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1877-9997-3363-8609-0603\)](/energy-certificate/1877-9997-3363-8609-0603).

## 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	Carl Williams
Telephone	07958 365676
Email	<a href="mailto:surveys@ecoconnectnetwork.com">surveys@ecoconnectnetwork.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/019769
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Carl Williams
Employer address	21 Bryndulais Row, Seven Sisters, Neath, SA10 9EB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 July 2023
Date of certificate	14 September 2023