

**INDUSTRIAL, TRADE COUNTER TO LET**

# Units 6 & 7

Peterborough, PE1 2AS



## Key Highlights

- New roadside development on 8.63 acres
- 2 miles from city centre and adjacent to A47
- Costa, Wendy's, Toolstation, Howdens Joinery & Lok'nStore already secured
- EPC Rating: A
- Established retail, trade & industrial location

- Last 2 trade counters

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

**01733 344414**

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## DESCRIPTION

A new roadside development providing trade counters with 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 - 6	2,914	271
Unit - 7	2,789	259
<b>TOTAL</b>	<b>5,703</b>	<b>530</b>

## LOCATION

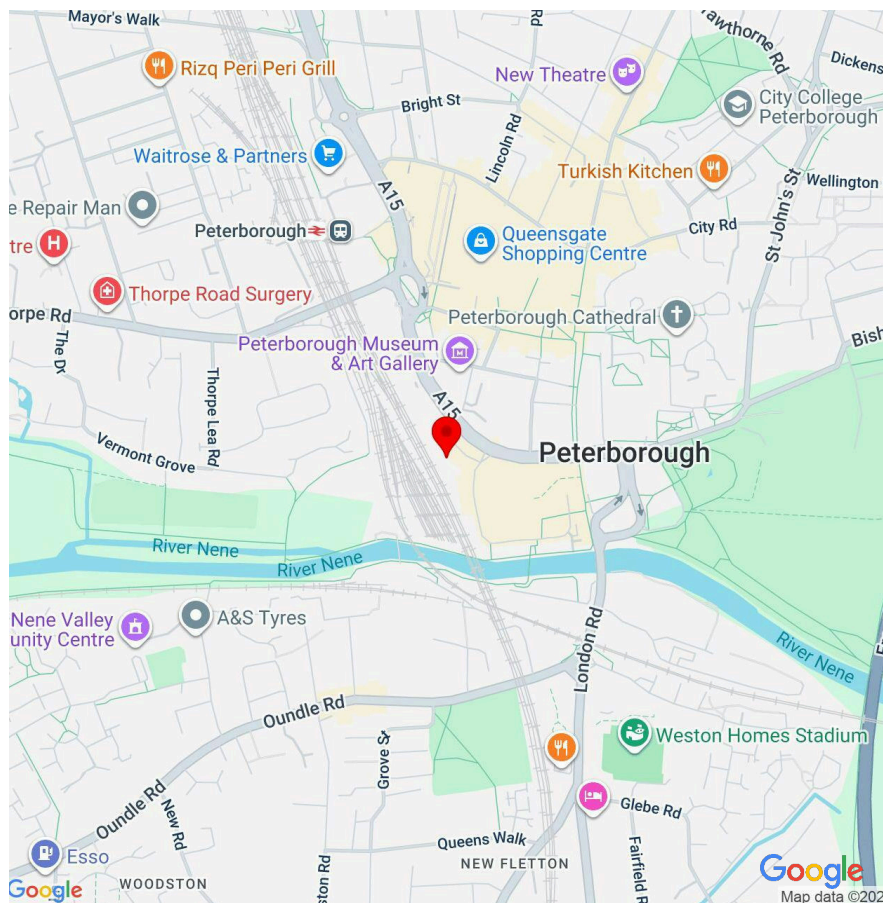
Located on a prominent position two miles from the City Centre off the A15, Bourges View is adjacent to Maskew Retail Park (B&Q, Matalan, Argos, Currys PC World, Lidl, Dunelm, DFS, Wren Kitchens, Dreams), and opposite established national trade occupiers (Halfords, Topps Tiles, Sally Hair, Sally Hair & 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 Drive thru's, Tool Station, Howdens, 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 industrial/warehouse 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 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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+44 (0) 7870 999 566  
+44 (0) 1733 201 391

#### Edward Gee BSc (Hons) MRICS

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# Energy performance certificate (EPC)

6 Bourges View Park  
Maskew Avenue  
Peterborough  
PE1 2FG

Energy rating

**A**

Valid until: **6 July 2035**

Certificate number: **3621-8894-2457-3453-2295**

Property type

Storage or Distribution

Total floor area

259 square metres

## Rules on letting this property

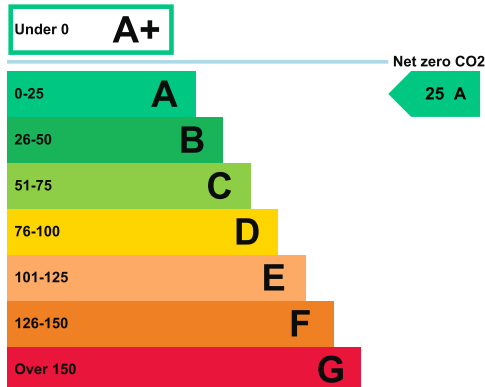
Properties can be let if they have an energy rating from A+ to E.

## 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

24 A

If typical of the existing stock

96 D

## 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<sub>2</sub>/m<sup>2</sup> per year)

6.5

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

69

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9682-4652-7924-3476-1053\)](/energy-certificate/9682-4652-7924-3476-1053).

## 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	Hasnaat Mahmood
Telephone	01344628821
Email	<a href="mailto:hasnaat.mahmood@cuddbentley.co.uk">hasnaat.mahmood@cuddbentley.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA206434
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	
Employer address	Ashurst Manor, Church Ln, Sunninghill, Ascot SL5 7DD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 July 2025
Date of certificate	7 July 2025

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# Energy performance certificate (EPC)

7 Bourges View Park  
Maskew Avenue  
Peterborough  
PE1 2FG

Energy rating

**A**

Valid until: **7 July 2035**

Certificate number: **0618-2141-1208-7411-5017**

Property type

Storage or Distribution

Total floor area

259 square metres

## Rules on letting this property

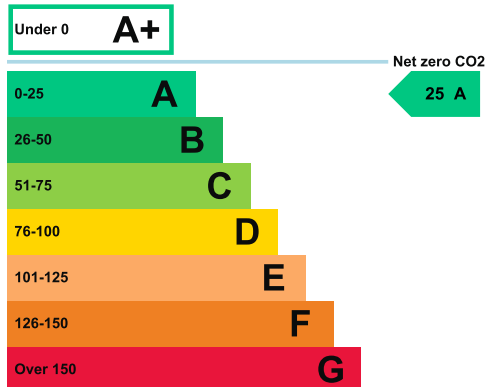
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## Energy rating and score

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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

19 A

If typical of the existing stock

78 D

## 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<sub>2</sub>/m<sup>2</sup> per year)

5.96

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

63

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8871-1905-1158-6254-9541\)](/energy-certificate/8871-1905-1158-6254-9541).

## Who to contact about this certificate

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Date of certificate	8 July 2025

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