

INDUSTRIAL FOR SALE

22 & 23 Tresham Road

Peterborough, PE2 6SG



Key Highlights

- Industrial/warehouse unit
- External storage compound
- Close to A1(M)
- 3 phase power
- Ample parking
- Mezzanine Floor
- Located in a well established industrial estate
- Seeking offers in excess of £630,000

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

01733 344414

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DESCRIPTION

The unit is of steel frame construction with profiled cladding and electric loading doors and personnel doors on each unit. The accommodation provides industrial space with offices, male & female WC facilities. The unit has 3 phase power, a mezzanine floor to the rear of one of the units, kitchenette, a reception to the front of the units, ample communal parking is provided on site and there is an external storage compound for waste and bin storage

ACCOMMODATION

The accommodation comprises the following areas:

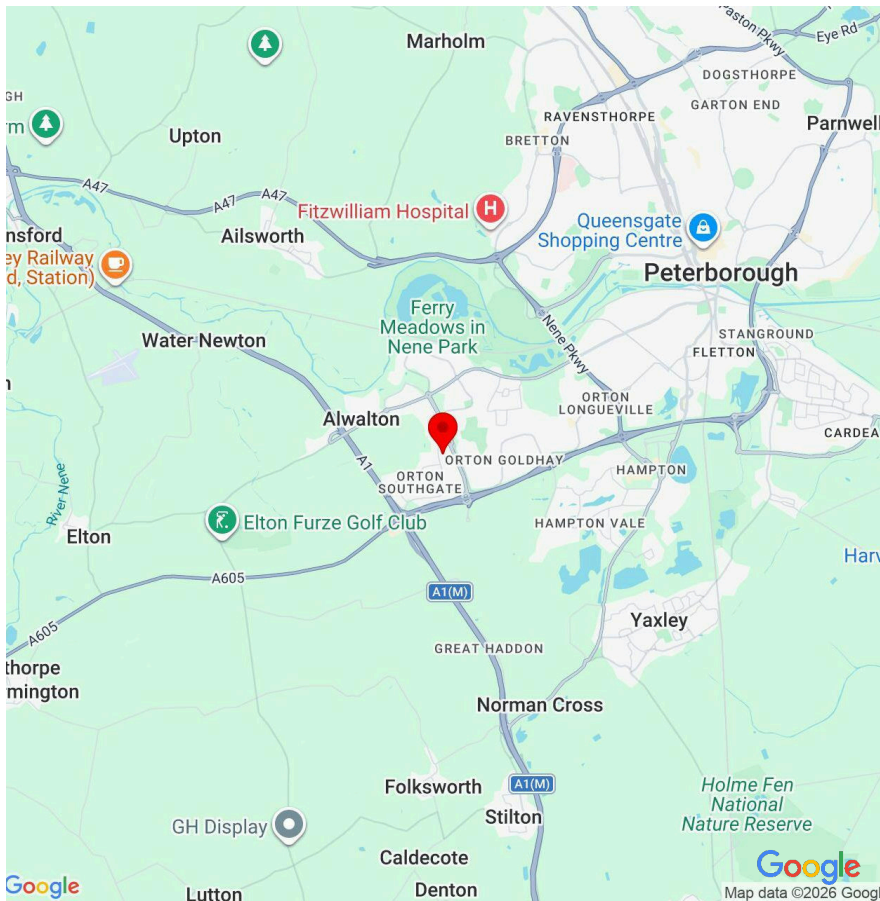
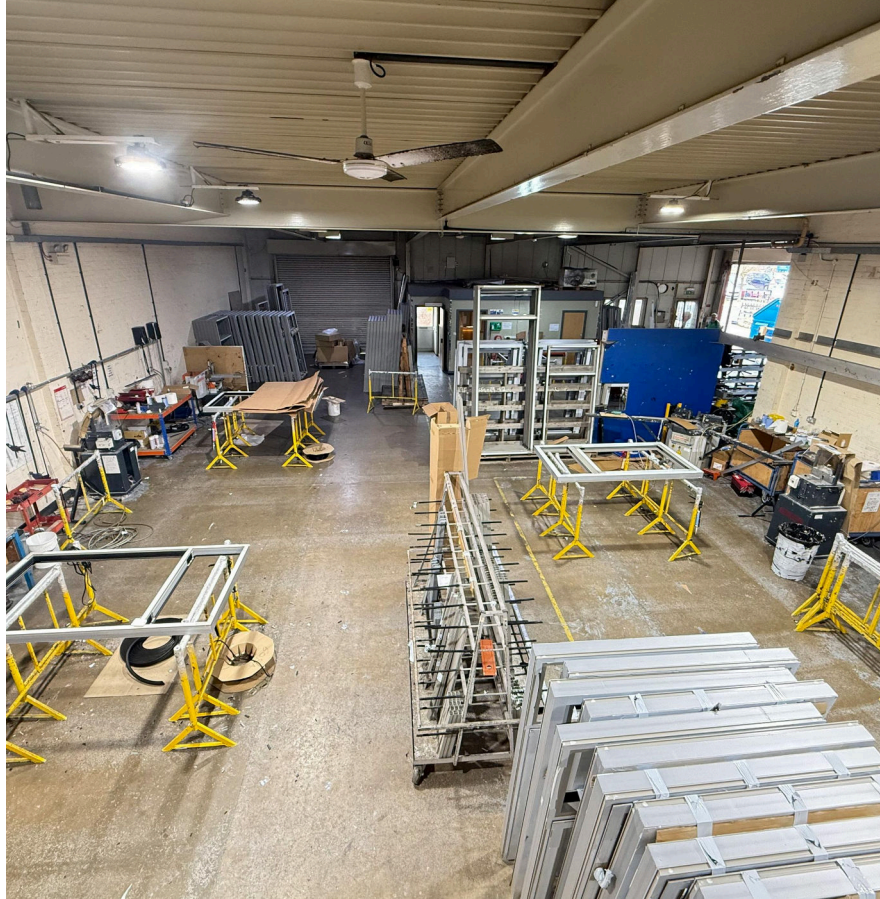
FLOOR AREA	SQ FT	SQ M
Unit	6,122	569
TOTAL	6,122	569

LOCATION

Tresham Road is close to J17 of the A1(M) and is located within the prime commercial area of Orton Southgate, Peterborough. Orton Southgate is Peterborough's prime commercial location benefitting from excellent access to the A1(M) J17. Major occupiers include Coloplast, Barnack (UK) Ltd, WH Smith, Hobart, Tesam Distribution Ltd, Perkins Engines, BGL Group, NCR, Safapac, Escape Fitness and Precision Valve UK Ltd.

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.

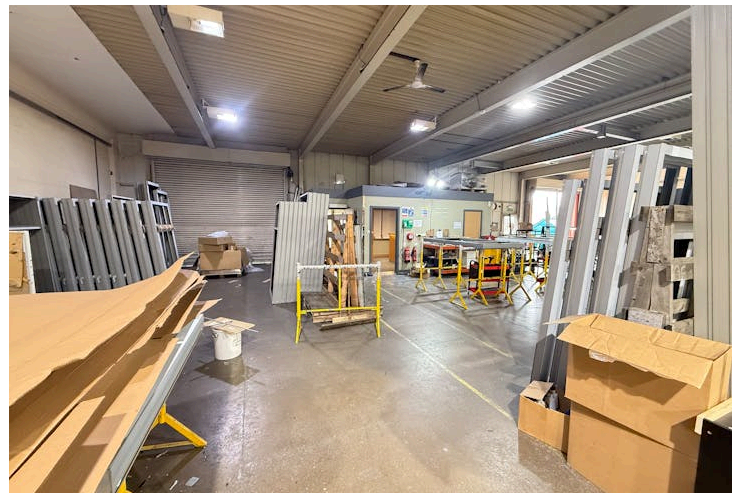
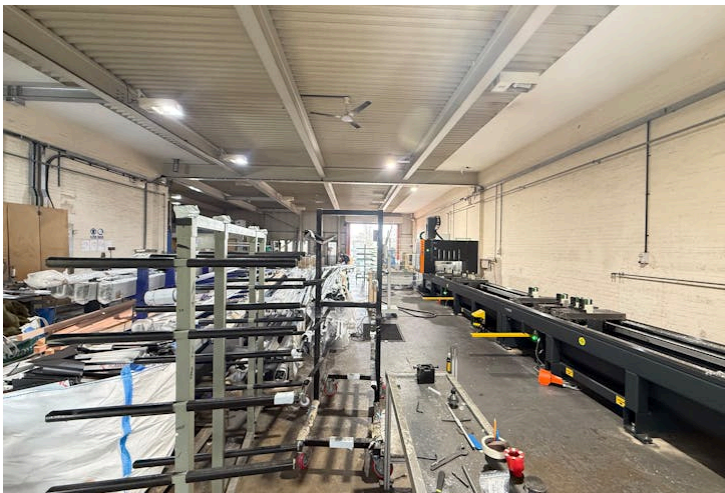
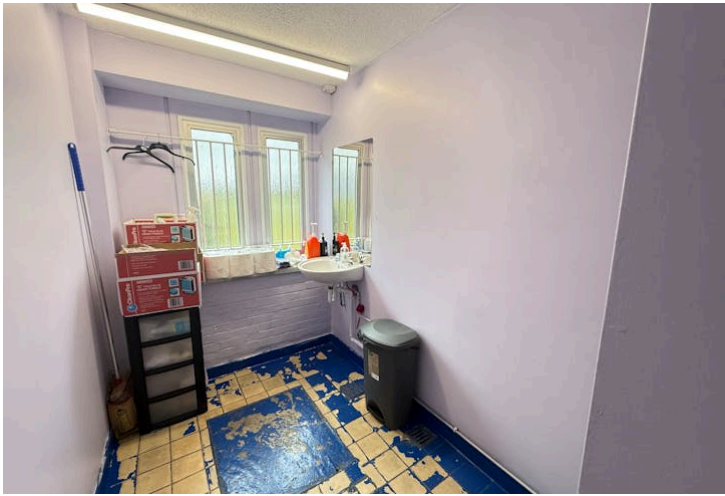
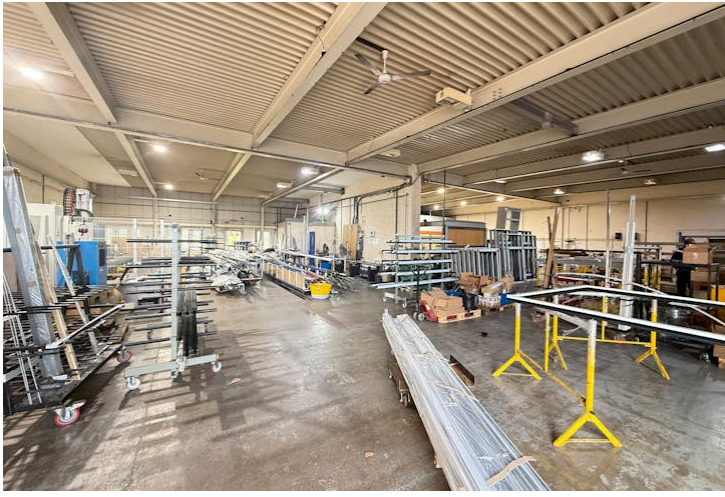


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VIEWINGS

Strictly by appointment with James Anderson at Savills on 07977 034282.

LEGAL COSTS

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

VAT

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

BUSINESS RATES

Future rateable value (from 1 April 2026) £43,000.

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.

FLOOR PLANS

Available upon request.

EPC

The property currently has an EPC assessment of D - the certificate is attached.

SERVICE CHARGE

A service charge is payable in respect of the common areas of the estate - further details on request.

PRICE

Seeking offers in excess of £630,000 for the long leasehold interest of 968 years.

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

UNIT 22-23 Ayton & McKeown Ltd 21-23 Tresham Road Orton Southgate PETERBOROUGH PE2 6SG	Energy rating D	Valid until: 7 September 2026
		Certificate number: 0342-0836-4349-0498-9006

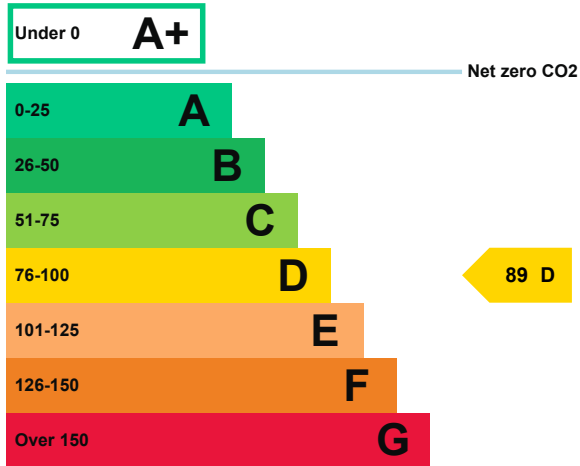
Property type	B1 Offices and Workshop businesses
Total floor area	576 square metres

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 D.



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.

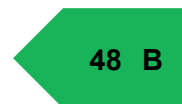
How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



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 (kgCO2/m2 per year)	26.07

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0980-4939-0446-4342-8000\)](/energy-certificate/0980-4939-0446-4342-8000).

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	Gary Hupfield
Telephone	07825575659
Email	ghupfield@eclsurvey.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO025250
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	E.C.L. Commercial Ltd
Employer address	THE COTTAGE, WOODMAN LANE, CLENT, Stourbridge, DY9 9PX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 August 2016
Date of certificate	8 September 2016