

## TO LET

### Open Storage, Industrial / Warehouse

Prominent 8.14 acre site, with three existing buildings from 20,000 - 87,000 sq ft and 1 - 5 acres of additional open storage

## Rent

On Application

## Summary



Prominent location on Boongate and Newark Road in Fengate area of Peterborough



3 existing buildings available, 20,000 - 87,000 sq ft



1-5 acres of open storage opportunity



Available immediately as a whole or in part



Secure, well lit and surfaced external storage areas

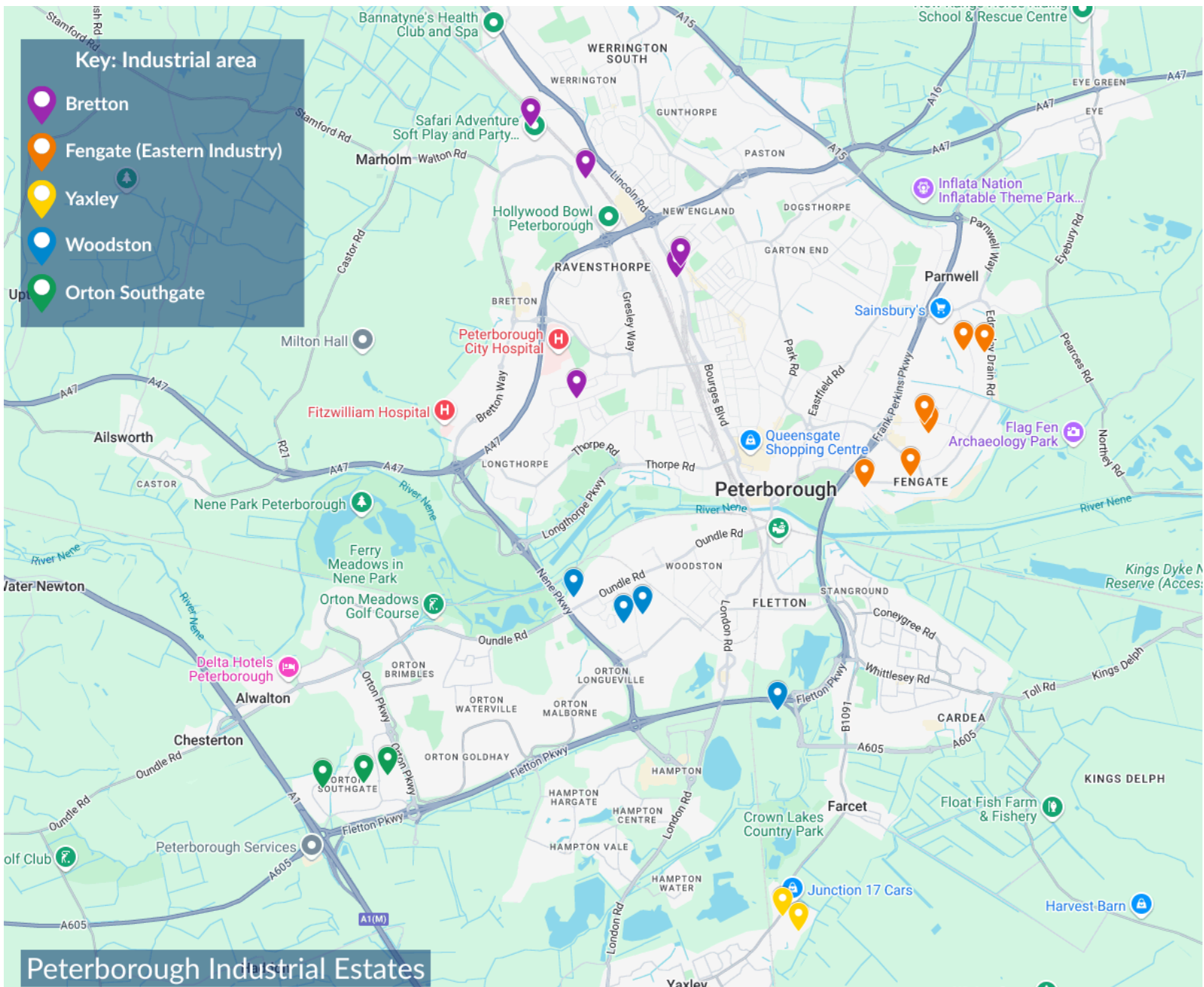


Ideal for ongoing Motor trade use or bespoke requirements



Suitable for uses needing external storage facilities

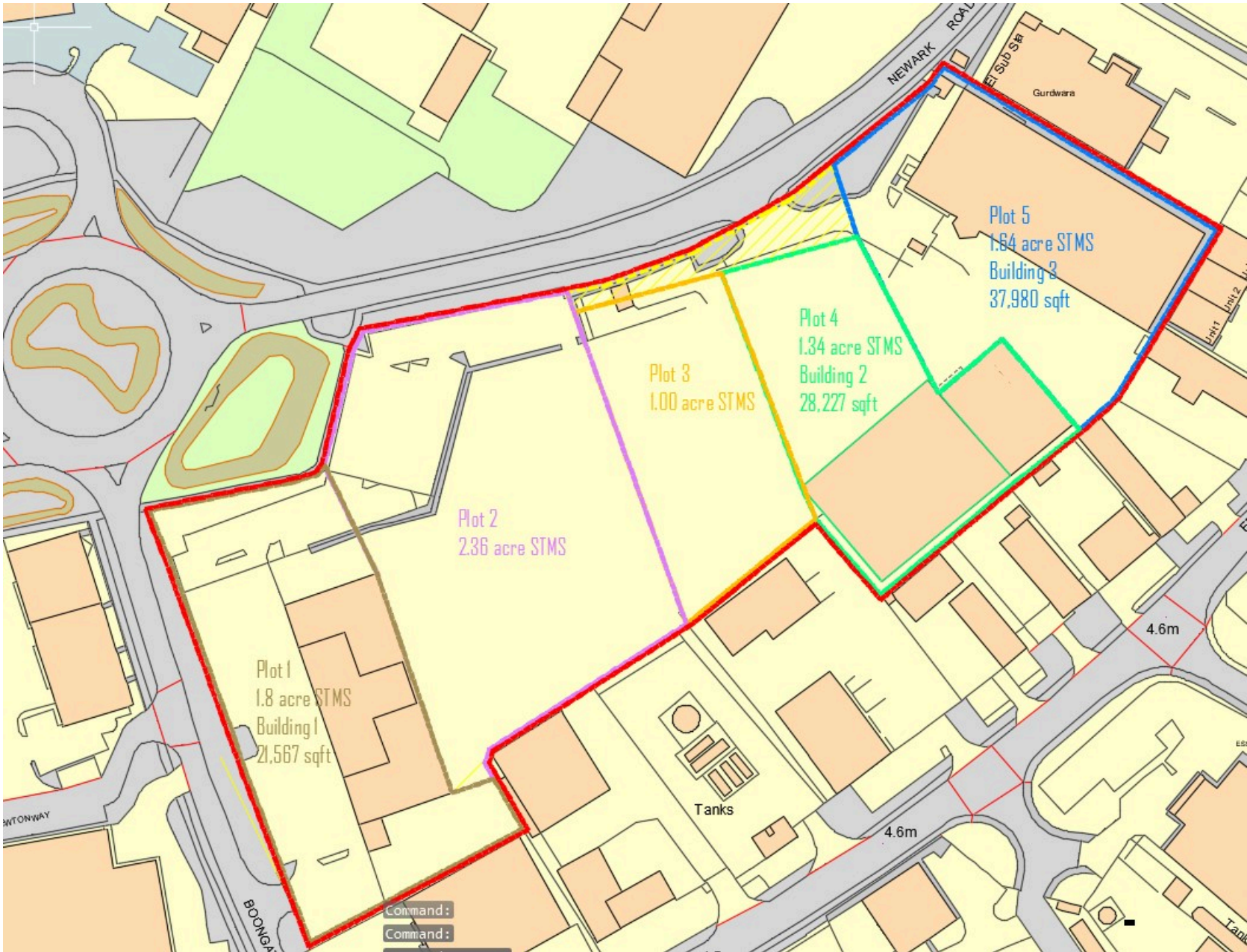


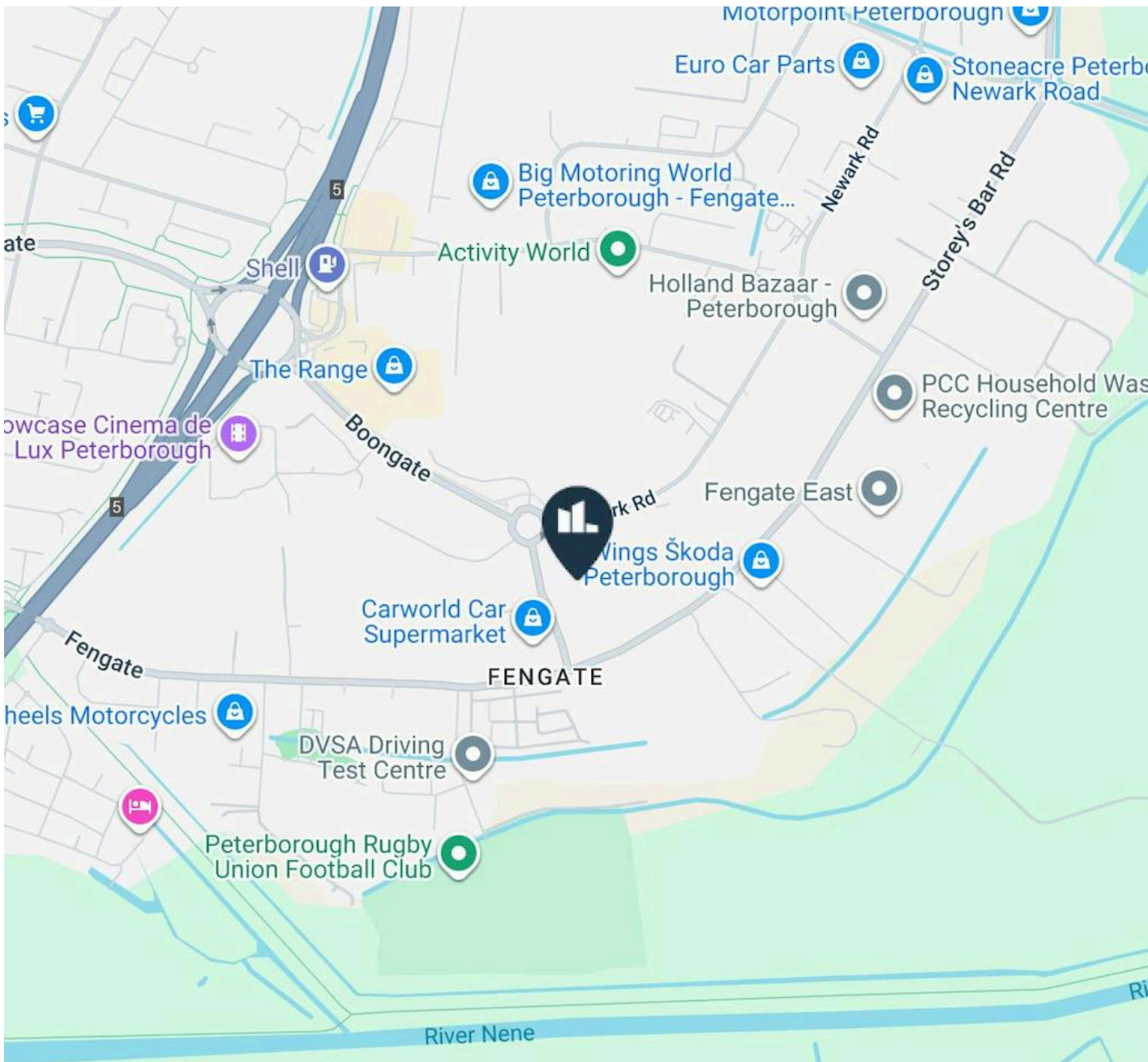


## Peterborough

The Peterborough industrial market is an essential part of the UK's broader industrial and logistics sector. Located in the East of England, Peterborough benefits from its strategic positioning, offering strong transport links via the A1(M), A14, and direct access to London, which makes it an attractive location for businesses looking for distribution hubs or manufacturing spaces. Due to its proximity to key transport corridors, there is strong demand for warehouses and distribution centre's, particularly from e-commerce, retail, and logistics companies.

(all information from PROMIS RETAIL REPORT 2024)





## Location

The property occupies a prominent position at the junction of Newark Road and Boongate within the well-established Fengate commercial district of Peterborough. This prime business location is just 0.25 miles from Junction 5 of the A1139 Frank Perkins Parkway, providing excellent connectivity for occupiers.

The A1139 links directly to the A605 Fletton Parkway, giving access to Junction 17 of the A1(M) only 6 miles to the west, ensuring fast routes to regional and national road networks.

Peterborough city centre and the mainline railway station—offering direct services to London King's Cross—are situated just 1.5 miles west, making the property highly accessible for both staff and clients.

## Accommodation

The accommodation comprises the following areas (subject to measurement):

| Name                  | Building Type          | Size         |
|-----------------------|------------------------|--------------|
| Outdoor - Plot 1      | Open Storage           | 1.80 Acres   |
| Building - Building 1 | Industrial / Warehouse | 21,567 sq ft |
| Outdoor - Plot 2      | Open Storage           | 2.36 Acres   |
| Outdoor - Plot 3      | Open Storage           | 1 Acres      |
| Outdoor - Plot 4      | Open Storage           | 1.34 Acres   |
| Building - Building 2 | Industrial / Warehouse | 28,227 sq ft |
| Outdoor - Plot 5      | Open Storage           | 1.64 Acres   |
| Building - Building 3 | Industrial / Warehouse | 37,980 sq ft |

## DESCRIPTION

The property comprises three detached portal frame industrial / warehouse buildings with modern office and welfare facilities, plus extensive external yard space.

### Building 1

- Detached, single-storey industrial unit with two-storey offices and staff welfare.
- 5 level-access loading doors for efficient goods handling.
- 8m eaves height, suitable for racking and storage.
- LED lighting throughout the workshop.
- Radiant gas heating in part.

### Building 2

- Detached, single-storey warehouse / workshop with ancillary offices and welfare facilities.
- 3 level-access loading doors.
- 6m eaves height.
- Modern LED lighting.
- Office accommodation included.

### Building 3

- Detached, single-storey industrial unit with office and welfare facilities.
- 4 level-access loading doors for excellent access.
- 6m eaves height.
- Lighting and gas radiant heating in part.
- 2 covered canopies for loading/unloading.

### External Area

- Large secure service yard laid with block paving and asphalt.
- Palisade perimeter fencing for security.
- External lighting and drainage.

## PLANNING

The premises were most recently operated as a car auction facility (Sui Generis use class) under the Town and Country Planning Act (Use Classes) Order 1987, as amended in April 2021.

There may be potential for alternative commercial, industrial, or trade uses, subject to the necessary planning consents. Interested parties are strongly advised to make their own enquiries directly with Peterborough City Council Planning Department to confirm permitted uses and discuss any proposed changes.

## TENURE

New lease available from the freeholder via negotiation.

## RENT

On Application

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## Further Information



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