

INDUSTRIAL TO LET / FOR SALE

Unit 4 Astore Park

Peterborough, PE1 5XL



Key Highlights

- Mezzanine floor
- 3 phase power
- LED lighting and a gas blower
- 5 parking spaces
- Upper eaves height is 6.35m and the lower eaves height is 5.25m.
- First floor office
- Prime location

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

01733 344414

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DESCRIPTION

The property comprises of a terraced steel portal frame warehouse building with cladding to the eaves. There is a mezzanine floor, a first floor office, 3 phase power, LED lighting and a gas blower. The upper eaves height is 6.35m and the lower eaves height is 5.25m. Externally there are circa 5 parking spaces.

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - Warehouse	1,996	185
Mezzanine	1,746	162
TOTAL	3,742	348

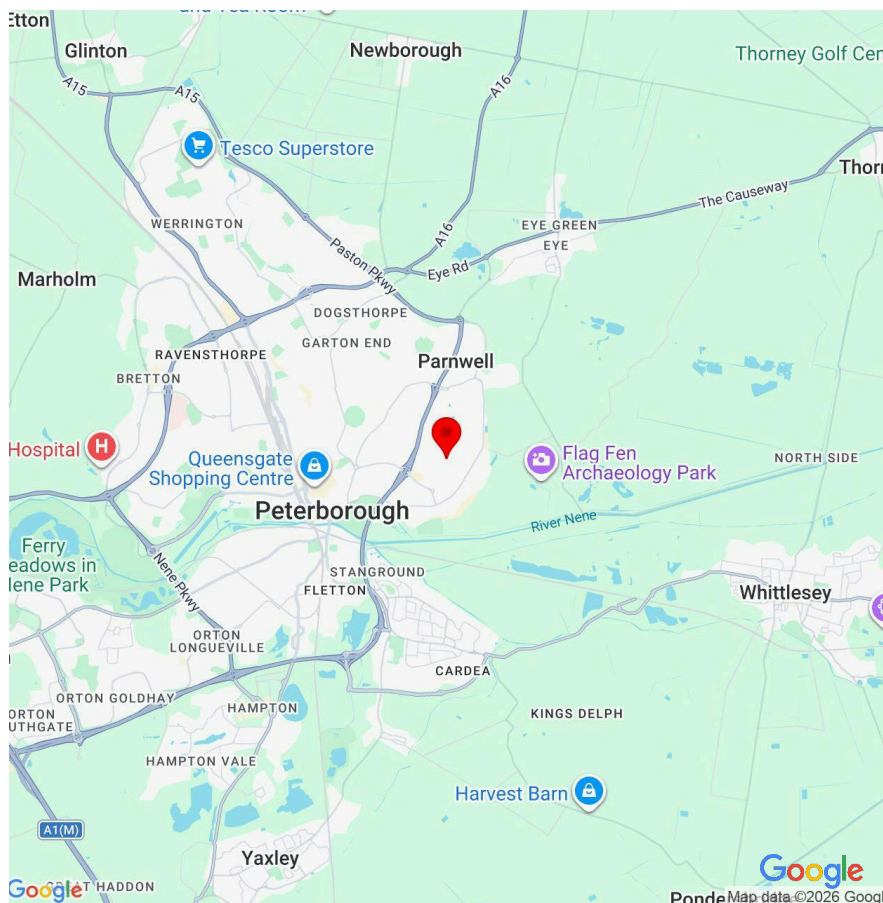
LOCATION

Peterborough is a 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. The city has excellent rail with the fastest journey time to London's Kings Cross St Pancras being approximately 45 minutes.

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.

The property is prominently located on Padholme Road which is within the Eastern Industrial Area of the City and approximately 1.5 miles to Peterborough City Centre. The A1139 (Frank Perkins Parkway) dual carriageway is located close by providing direct access to Peterborough's ring road system and the A1(M).

It is very much a mixed use area and nearby businesses include car dealerships, showrooms together with industrial, warehouse, trade counter, builders merchants and self-storage businesses. There are also various retail / leisure operators including a Showcase Cinema and restaurants such as Pizza Hut / McDonalds.

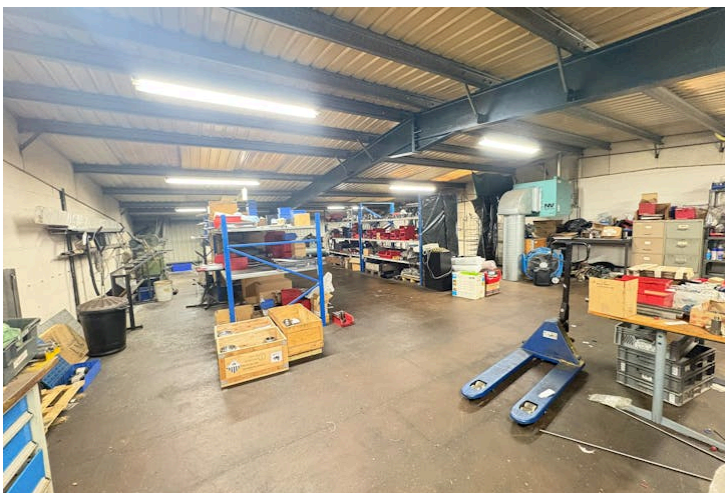
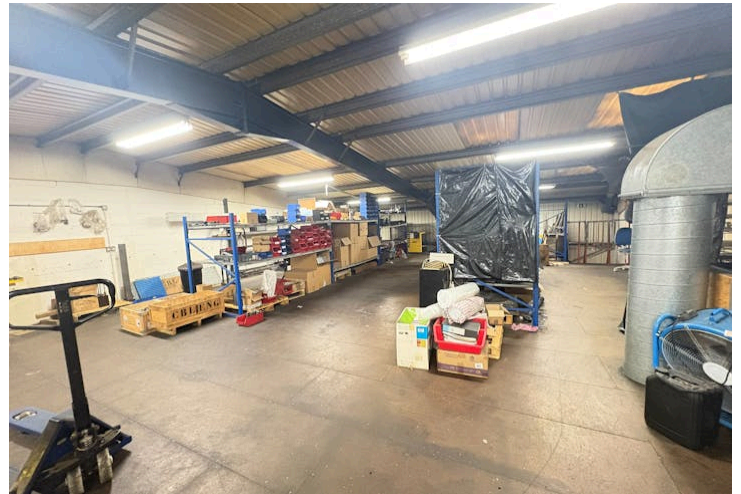


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VIEWINGS

Strictly by appointment with the sole agent.

TERMS

The unit is available to let on terms to be agreed, guide rent of £22,500 per annum. The property is available on a freehold basis - seeking offers of £275,000 + VAT.

LEGAL COSTS

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

BUSINESS RATES

The Valuation Office Agency website lists the property with a current rateable value of £20,500.

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 D - the certificate is attached.

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.

PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

Unit 4 Prosper House Padholme Road East PETERBOROUGH PE1 5XL	Energy rating	Valid until: 29 February 2036
	D	Certificate number: 0653-3219-4434-3721-0943

Property type: Offices and Workshop Businesses

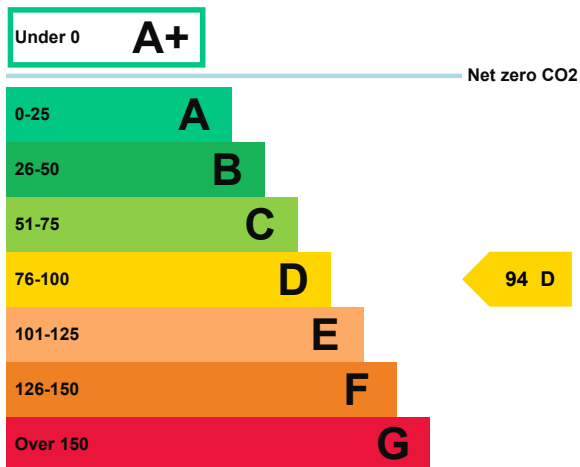
Total floor area: 292 square metres

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

9 A

If typical of the existing stock

35 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 ₂ /m ² per year)	11.77
Primary energy use (kWh/m ² per year)	125

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6116-0763-9354-5710-5028\)](#).

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	Nicholas Procter
Telephone	01759301114
Email	njp@procters.net

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER500127
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Procters Property Ltd
Employer address	Prospect House, 4a George Street, Pocklington, York, YO42 2DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 February 2026
Date of certificate	1 March 2026