

INDUSTRIAL TO LET

Units G & L Peartree Business Centre

Peterborough, PE3 8YQ



Key Highlights

- Industrial units located on established industrial estate
- Flexible lease terms available
- Secure site with parking
- Vehicle related MOT / servicing use will NOT be permitted
- Less than a mile from the A47 Peterborough Parkway system
- Unit L is an end of terrace unit
- Unit L: 3068 & Unit G 4234 sq ft

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

01733 344414

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DESCRIPTION

The units have a full height roller shutter loading door, personnel door, office, WC and kitchenette. 3 phase electricity, gas fired heating and LED lighting.

The units are considered suitable for a range of commercial uses - interested parties are advised to check their proposed usage with the council if in any doubt. Motor trade/repair use is not permitted. Externally there is parking in front of the unit and there is shared communal parking on the estate.

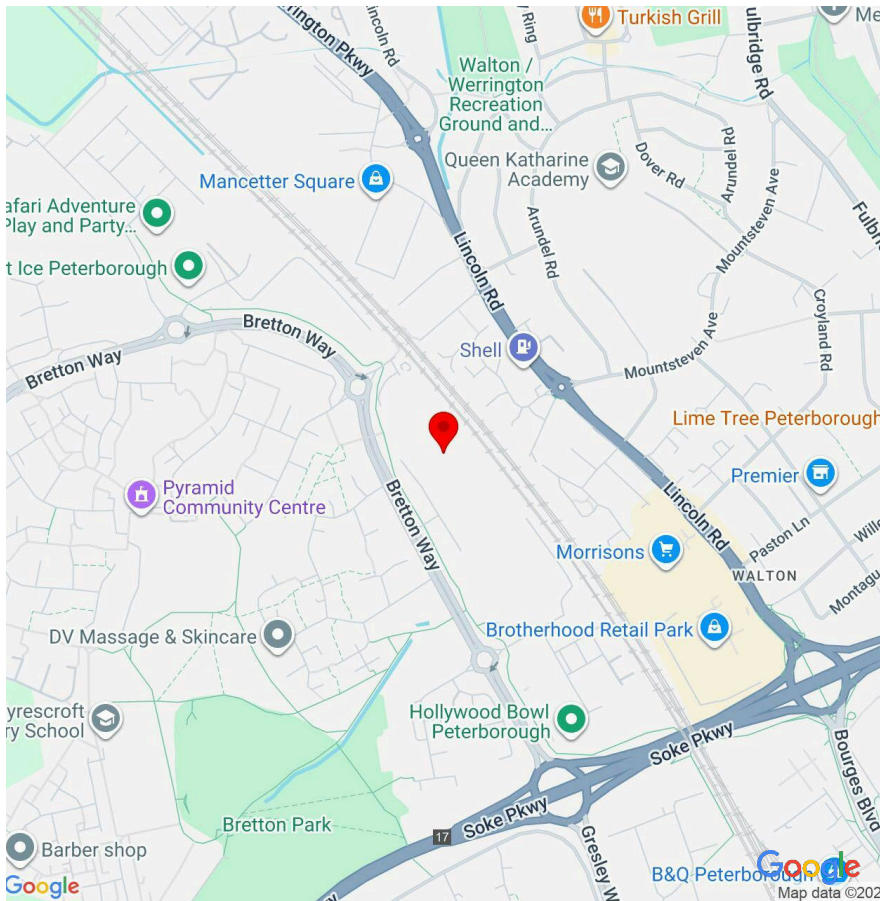
ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Unit - G	4,234	393
Unit - L	3,068	285

LOCATION

Peterborough is located approximately 80 miles north of London at the junction of the A1(M) and the A47 and A605. It has good access to other parts of the country via the A14 and the M11. Rail access to Peterborough is excellent with the fastest journey time to London King's Cross being 45 minutes. Stansted Airport is approx. 1 hour drive away.

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.

BUSINESS RATES

Available upon request.

EPC

Unit G - rating C Unit L - rating D

TERMS

Unit G; Quoting rent: £29,648 per annum exclusive. Unit L is available by way of an Assignment at a rent of £22,700 per annum exclusive.

SERVICE CHARGE

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

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 G Peartree Business Centre Enterprise Way PETERBOROUGH PE3 8YQ	Energy rating C	Valid until: 13 September 2033
		Certificate number: 7173-7641-2086-7135-6447

Property type	Storage or Distribution
Total floor area	242 square metres

Rules on letting this property

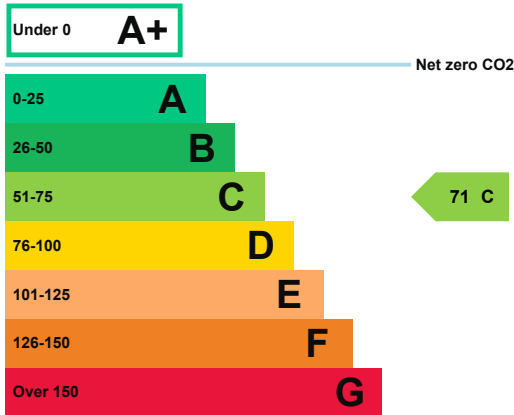
Properties can be let if they have an energy rating from A+ to E.

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

11 A

If typical of the existing stock

44 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)	7.85
Primary energy use (kWh/m ² per year)	84

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4395-9431-4290-8065-4959\)](/energy-certificate/4395-9431-4290-8065-4959).

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	zion.energy@aol.co.uk

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	enquiries@elmhurstenergy.co.uk

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

Energy performance certificate (EPC)

Unit L Peartree Business Centre Enterprise Way PETERBOROUGH PE3 8YQ	Energy rating D	Valid until: 13 September 2033
		Certificate number: 1162-4860-4492-1018-4592

Property type

Storage or Distribution

Total floor area

308 square metres

Rules on letting this property

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

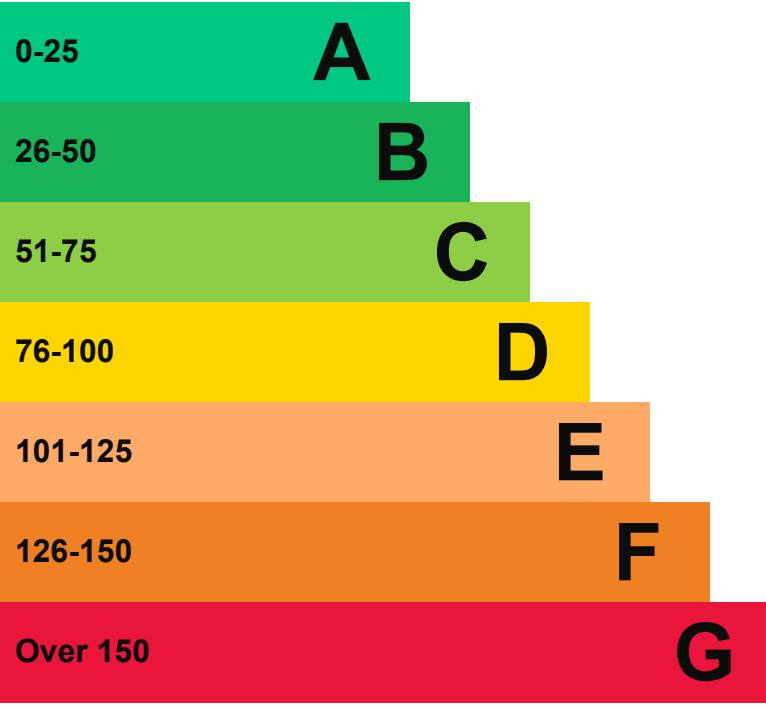
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D.

Under 0 **A+**

Net zero CO2



77 **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

11 **A**

If typical of the existing stock

45 **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 (kgCO₂/m² per year)	7.98
Primary energy use (kWh/m² per year)	85

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3716-9797-4135-7254-5268\)](/energy-certificate/3716-9797-4135-7254-5268).

Who to contact about this certificate

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Assessor's name	Carl Williams
Telephone	07958 365676
Email	surveys@ecoconnectnetwork.com

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Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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