

**INDUSTRIAL TO LET**

# 11 Harvester Way

Peterborough, PE1 5UT



## Key Highlights

- End of terrace industrial/trade counter unit
- Recently refurbished
- EPC Rating: C
- 1 mile to Peterborough city centre
- Established industrial estate
- Suitable for a range of uses - subject to planning
- 100% business rates relief for qualifying small businesses

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

**01733 344414**

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## DESCRIPTION

End of terrace industrial/trade counter unit located on busy and popular trading estate. The unit has a loading door, office kitchen and WC facilities. The unit has recently been refurbished.

## ACCOMMODATION

The accommodation comprises the following areas:

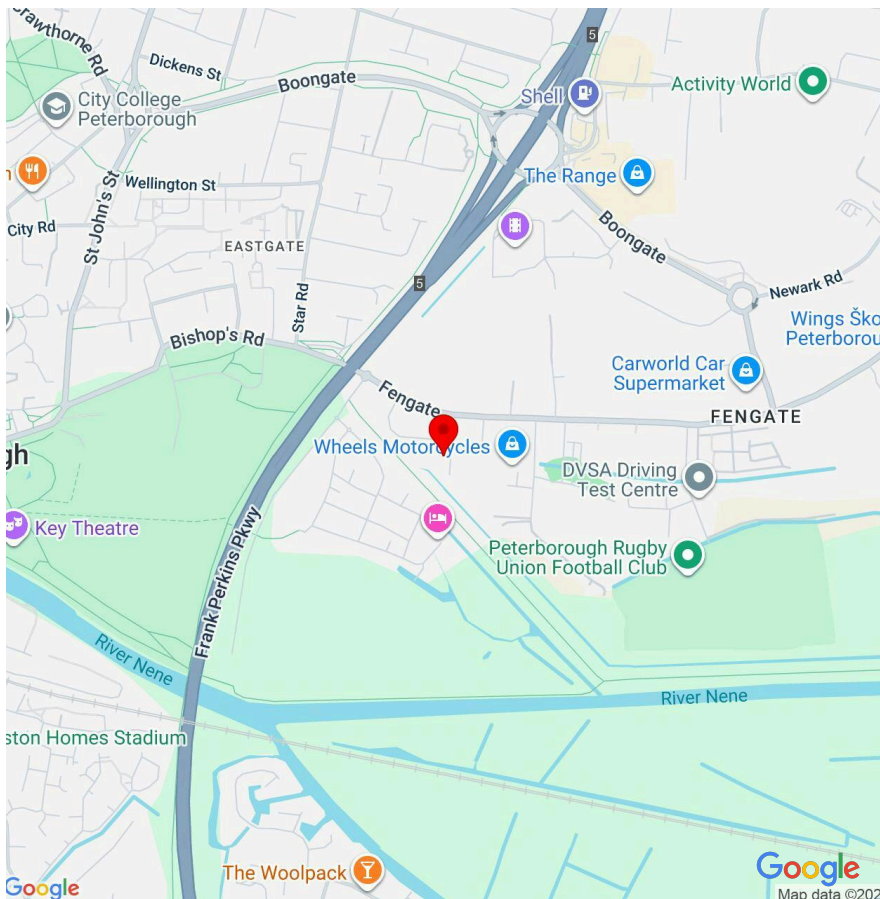
FLOOR AREA	SQ FT	SQ M
Unit	2,368	220
<b>TOTAL</b>	<b>2,368</b>	<b>220</b>

## LOCATION

Harvester Way is located off Fengate, the main road leading into the Eastern Industry Area, one of Peterborough's established commercial areas. Nearby occupiers include Plumbase, Howdens and Formula One Autocentre. Harvester Way is approximately 1 mile from the city centre and 2 miles from the A1139 Frank Perkins Parkway/J17 A1(M).

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 the agents.

### TERMS

The unit is available to let on terms to be agreed.

### VAT

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

### BUSINESS RATES

The VOA website lists the property with a rateable value of £10,750 (2025-26). From 1st April 2026, the rateable value will increase to £18,500.

### LEGAL COSTS

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

### PLANNING

Interested parties are advised to make their own investigations the Local Planning Authority.

### EPC

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

### SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

### PLANS

Floor plans available upon request.

### CONTACTS

For further information please contact:

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# Energy performance certificate (EPC)

Unit 11  
Harvester Way  
PETERBOROUGH  
PE1 5UT

Energy rating

**C**

Valid until: **26 March 2035**

Certificate number: **4326-5077-1092-1898-7366**

Property type **General Industrial and Special Industrial Groups**

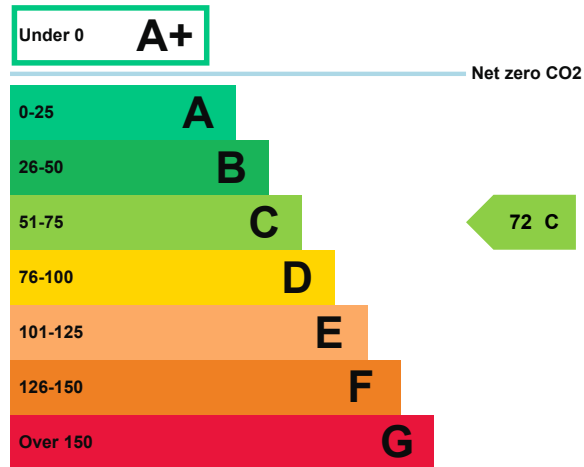
Total floor area **236 square metres**

## 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

**15 A**

If typical of the existing stock

**61 C**

## Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	5.72
Primary energy use (kWh/m <sup>2</sup> per year)	62

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6867-1841-7446-6930-5857\)](/energy-certificate/6867-1841-7446-6930-5857).

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## 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	Joe Davies
Telephone	07977 513353
Email	<a href="mailto:joe.davies@meessolutions.co.uk">joe.davies@meessolutions.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	LCEA206152
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	MEES Solutions
Employer address	85 Great Portland Street First Floor London W1W 7LT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 March 2025
Date of certificate	27 March 2025

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