

**Mileway**

# Fengate Industrial Estate Peterborough

Available to Let  
Warehouse  
21,043 sq ft (1,955 sq m)



Prominent retail / showroom unit



Suitable for a range of uses



Motor trade uses accepted



Direct access to Boongate & Fengate



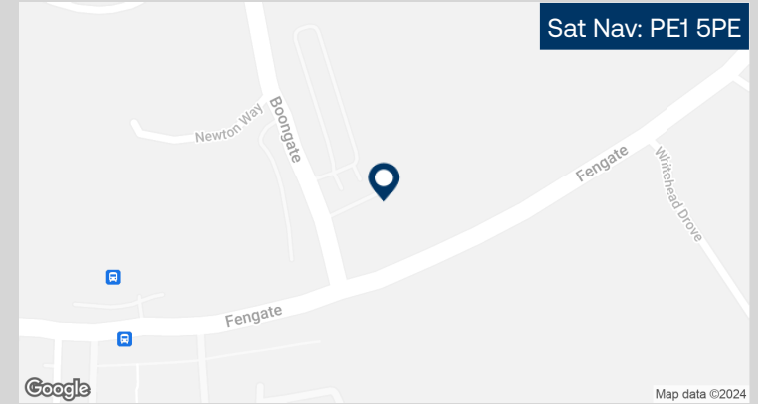
Separate customer / yard access



Showroom, offices and warehouse

# Fengate Industrial Estate

Fengate Industrial Estate Peterborough PE1 5PE



## Description

The property, which sits on a site of just over 1 acre but with external space (parking, loading and yard), comprises of a detached showroom / warehouse building. There is a customer / trade entrance to the front, along with customer parking. There is a loading area to the rear which is accessed from Fengate. The exterior is made up of cladding and brickwork. There are various offices, trade counter, showroom and storage areas within the property.

## 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.

The property is prominently located at the junction of Boongate and Fengate 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 within 0.5 miles providing direct access to Peterborough's ring road system and the A1(M).

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

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

**Mileway**  
Zachary Hanna  
southeast@mileway.com  
0203 991 3516

**Savills**  
William Rose  
wrose@savills.com  
07870 999566

**Savills**  
Edward Gee  
EGee@savills.com  
07807 999 211



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Fengate Industrial Park	Warehouse	21,043	1,955	03/06/2024
Total		21,043	1,955	

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# Energy performance certificate (EPC)

Magnet Ltd Fengate PETERBOROUGH PE1 5PE	Energy rating <b>C</b>	Valid until: <b>28 February 2026</b> <hr/> Certificate number: <b>0520-0536-6649-8122-3006</b>
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Property type	A1/A2 Retail and Financial/Professional services
Total floor area	1,917 square metres

## Rules on letting this property

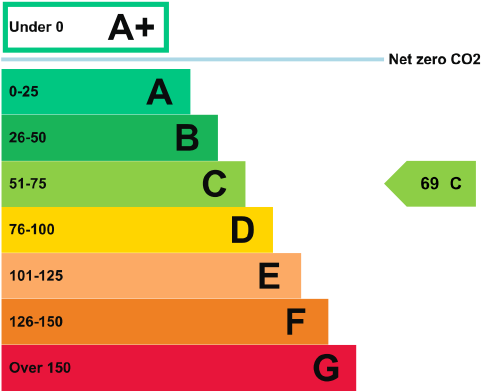
Properties can be let if they have an energy rating from A+ to E.

## 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



If typical of the existing stock



## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	80.59

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0220-2963-0446-6510-5080\)](#).

## 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	Lee Clements
Telephone	07766227554
Email	<a href="mailto:lee.limetree@outlook.com">lee.limetree@outlook.com</a>

### 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	STRO000403
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	FHP Engineering Services Solutions Ltd
Employer address	18th Floor, McLaren Building, 46 The Priory Queensway, Birmingham, B4 7LR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 February 2016
Date of certificate	1 March 2016