

**INDUSTRIAL TO LET**

# Overton Park

Peterborough, PE2 6TE



## Key Highlights

- End of terrace unit
- Located in Orton Southgate close to J17 (A1M)
- Eaves height: 6m
- EPC Rating: D
- Refurbishment is planned by landlord
- Full height electric operated door
- Established industrial estate

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

**01733 344414**

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## DESCRIPTION

The property comprises an end of terrace industrial/warehouse unit of steel frame construction with profiled metal cladding to eaves. Internally the unit includes an office, male & female WC's, roller shutter door, 3 phase electricity and has an eaves height of 6m. Externally there is a compound area and use of a communal car park.

## ACCOMMODATION

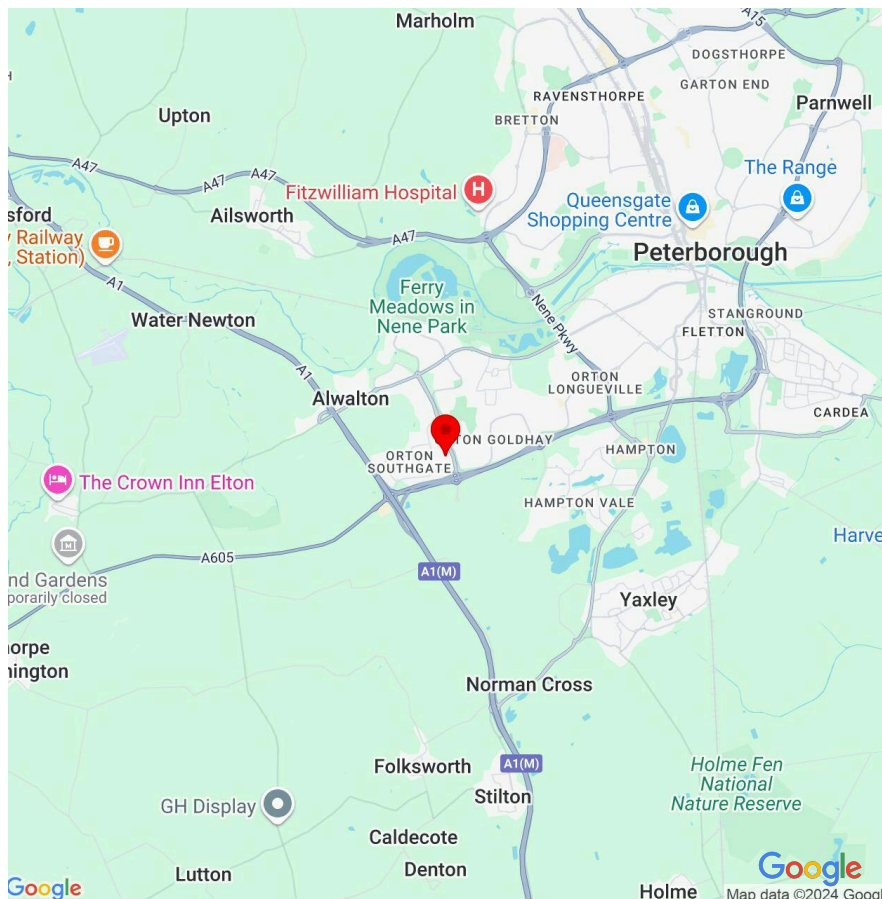
FLOOR AREA	SQ FT	SQ M
Unit	10,039	933
<b>TOTAL</b>	<b>10,039</b>	<b>933</b>

## 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 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 located on Holkham Road, Orton Southgate, Peterborough's prime commercial location approximately 6 miles north of Peterborough city centre and close to J17 of the A1(M).



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## VIEWINGS

Strictly by appointment with the agents Savills or Eddisons 01733 897722

## TERMS

The unit is available on a new lease on terms to be agreed. Quoting rent £72,500 per annum exclusive.

## VAT

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

## BUSINESS RATES

Rateable Value: £50,000  
Rates Payable: £27,300 per annum  
The VOA website lists the property with a rateable value of £50,000 (2025-26). From 1st April 2026, the rateable value will increase to £65,000

## LEGAL COSTS

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

## PLANS

Floor plans available upon request

## 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.

## PLANNING

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

## CONTACTS

For further information please contact:

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# Energy performance certificate (EPC)

Document Control Services Ltd Unit 1, Holkham Road Orton Southgate PETERBOROUGH PE2 6TE	Energy rating <span style="font-size: 2em; font-weight: bold;">D</span>	Valid until: <b>8 August 2028</b>
		Certificate number: <b>0150-0038-7829-0508-6006</b>

Property type	B1 Offices and Workshop businesses
Total floor area	934 square metres

## Rules on letting this property

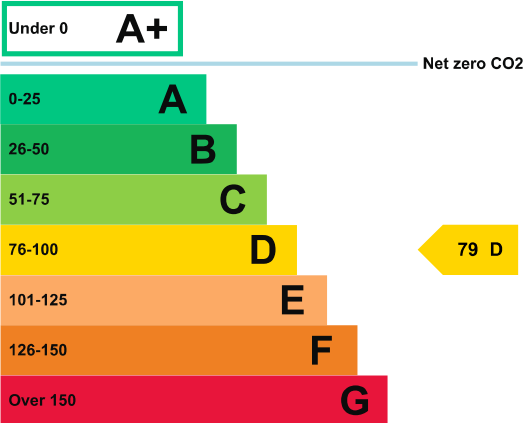
Properties can be let if they have an energy rating from A+ to E.

## 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	<b>22 A</b>
If typical of the existing stock	<b>65 C</b>

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	45.91
Primary energy use (kWh/m <sup>2</sup> per year)	270

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0080-5986-0428-7150-0000\)](/energy-certificate/0080-5986-0428-7150-0000).

## 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	BRITISH EPC
Telephone	02037011068
Email	<a href="mailto:jonathan@britishepc.com">jonathan@britishepc.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008637
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	British EPC
Employer address	Suite 129 77 Beak Street London W1F 9DB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 August 2018
Date of certificate	9 August 2018