

# DETACHED INDUSTRIAL / WAREHOUSE BUILDINGS ON SELF CONTAINED SITE

PETERBOROUGH, PE1 5XL

59,369 SQ FT ON 3.874 ACRES



A substantial industrial property in the heart of Peterborough's established Eastern Industry.

What3Words  
///folds.plot.inner



BOUNDARIES ARE INDICATIVE ONLY

**TO LET / MAY SELL**

# AVAILABLE WITH VACANT POSSESSION

SUITABLE FOR OCCUPIERS, DEVELOPERS OR INVESTORS



- Large detached warehouse / industrial facility with ancillary outbuildings for storage
- Total floor area of approx. 59,369 sq ft (5,515.38 sq m)
- Situated on a self-contained site of 3.874 acres
- Direct access and frontage to Padholme Road East
- Secure yard and open parking areas
- Flexible accommodation with warehouse, offices and storage
- Scope for refurbishment or redevelopment (subject to planning)
- Located within Peterborough's primary industrial area
- Freehold available or lease on terms to be agreed

# A LOCATION THAT DELIVERS

CITY CENTRE

BOONGATE ROUNDABOUT

BOONGATE RETAIL PARK

PADHOLME ROAD



A1(M) / M1 / LONDON

CITY CENTRE

A15 / A16 / A17 / A47

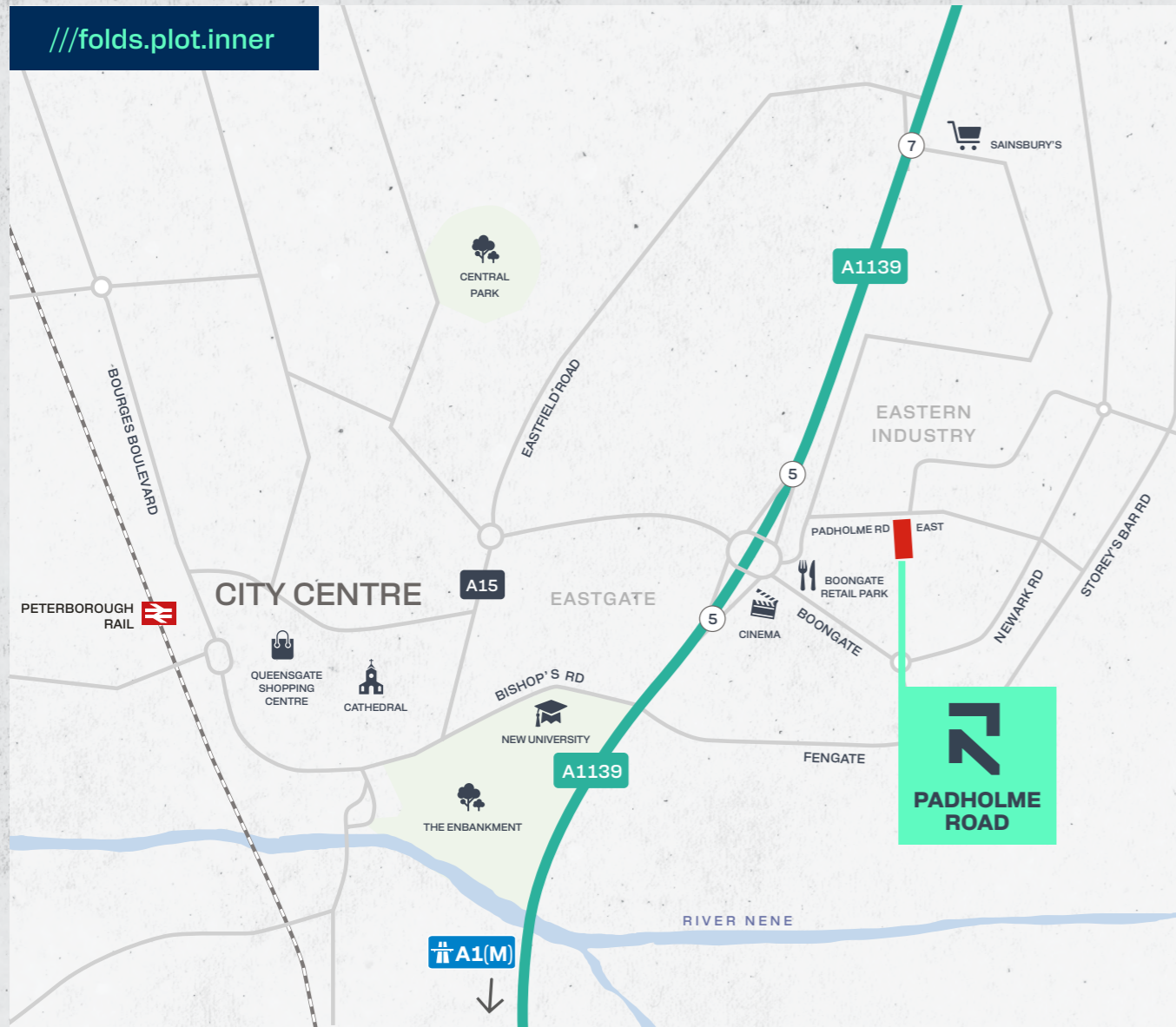
# LOCATION & CONNECTIVITY

The property is prominently positioned on Padholme Road East, one of Peterborough's established commercial and industrial locations, just 1.5 miles east of the city centre.

It benefits from excellent access to the A1139 Frank Perkins Parkway, linking directly to

the A1(M) and A47, offering fast regional and national distribution connections.

The surrounding area is home to a range of industrial, trade, and roadside occupiers, with strong local labour supply and convenient public transport.



## TRAVEL DISTANCES & APPROXIMATE DRIVING TIMES:

**Peterborough City Centre:** 1.5 miles | 5 minutes

**Peterborough Railway Station:** 2.1 miles | 8 minutes

**Frank Perkins Parkway (A1139) Junction 5:** 0.5 miles | 1 minute

**Junction 17, A1(M):** 6.5 miles | 10 minutes

**M1 Motorway (Junction 15, near Northampton):** 47 miles | 75 minutes

**A47 (Eastern Bypass):** 2.9 miles | 7 minutes

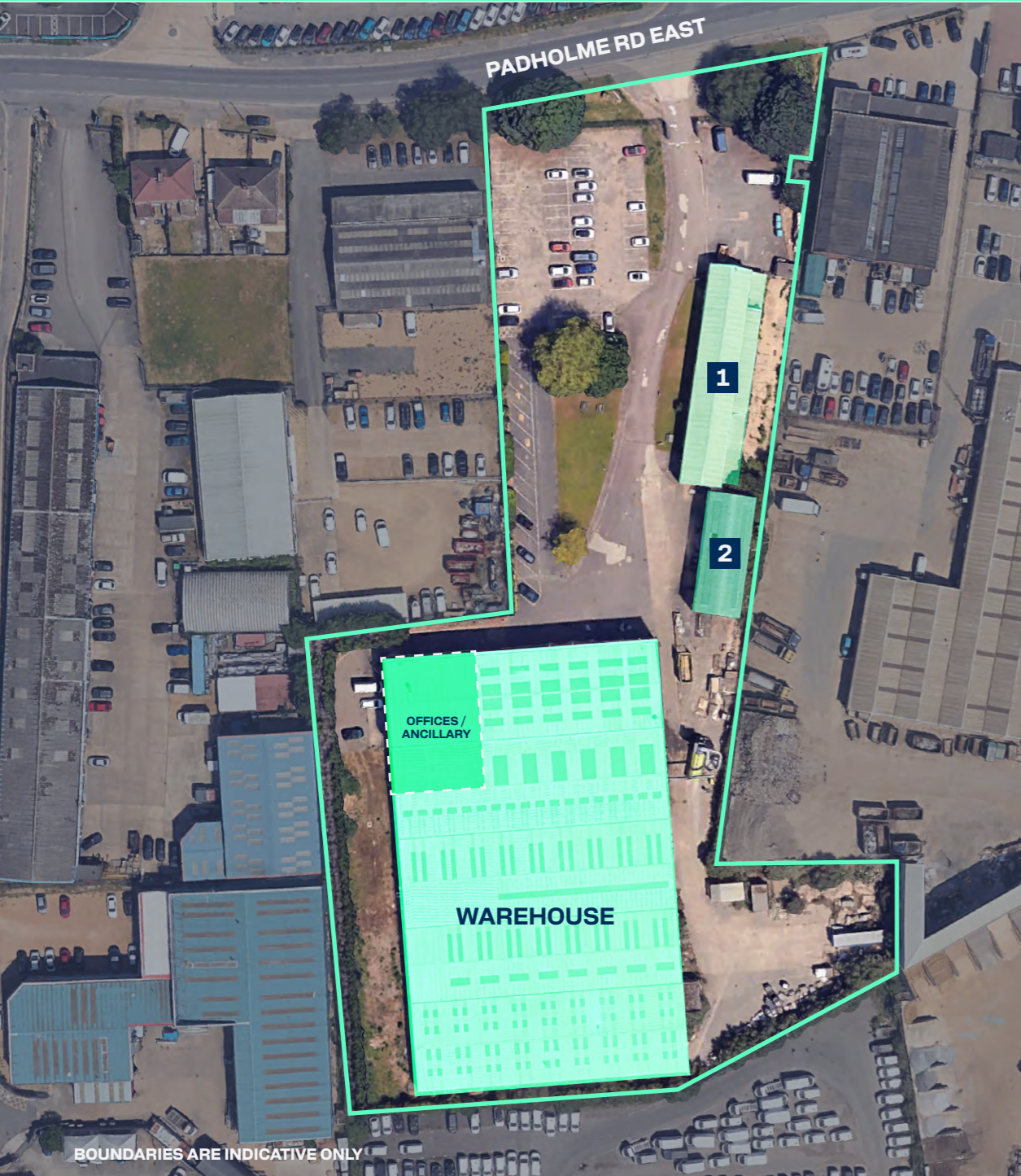
**Central London:** 100 miles | Approx. 2 hour 15 minutes

**East Coast Main Line (via Peterborough Station):** direct to **London King's Cross** in approximately 50 minutes

**Birmingham:** 85 miles | 1 hour 45 minutes



**ON 3.874 ACRES**



BOUNDARIES ARE INDICATIVE ONLY

Main Industrial Building	4,865.35 sq m	52,372 sq ft
Unit 1 (Front)	429.10 sq m	4,619 sq ft
Unit 2 (Store)	220.91 sq m	2,378 sq ft
<b>Total</b>	<b>5,515.36 sq m</b>	<b>59,369 sq ft</b>



## SPACE THAT WORKS FOR YOU

The property comprises a substantial industrial building with two smaller ancillary buildings to the front, all set within a fully enclosed site.

### Main Building

- Five-bay concrete frame warehouse/production space
- High-bay intake area to the front
- Additional production/storage areas with comfort cooling, suspended LED lighting and ceiling fans
- Solid concrete flooring throughout
- Roller shutter and personnel doors to both front and side elevations
- Ancillary accommodation including offices, WCs and first aid room

### Front Buildings

- Unit 1: Basic storage/production with offices and loading door
- Unit 2: Basic covered storage building

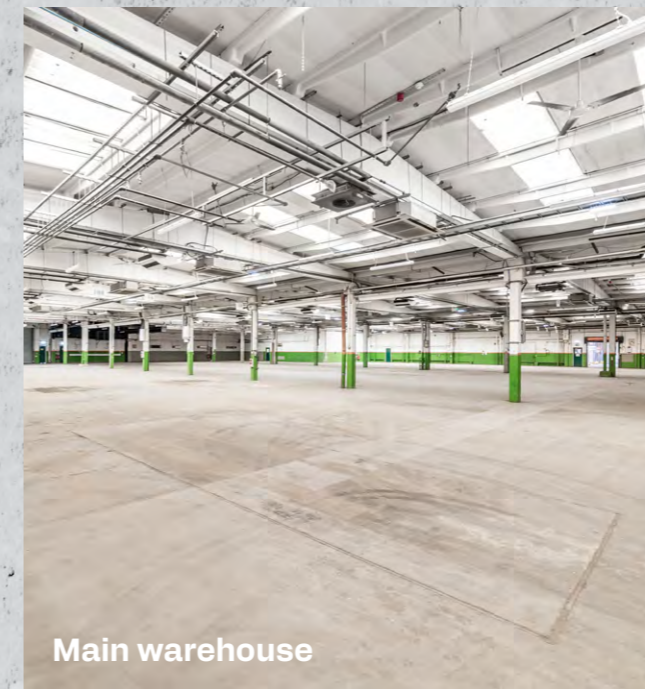
### Externally

- Concrete and hard-surfaced yard and parking areas
- Fully fenced and gated with direct road access
- Ample yard space for loading, circulation and HGVs

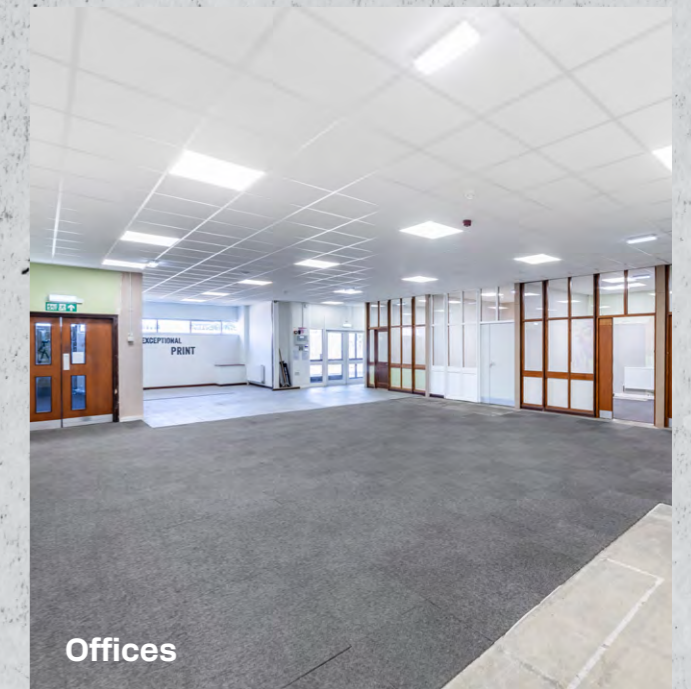


# FORM, FUNCTION, & FLEXIBILITY

Self-Contained Freehold Site with Redevelopment Potential



Main warehouse



Offices



High bay intake area

## Services

Mains electricity, water, gas, and drainage are believed to be connected.

None of the services have been tested. Interested parties should satisfy themselves regarding availability and capacity.

## Tenure

The property is offered Freehold, price upon application. Alternatively, available to let on terms to be agreed.

Available with full vacant possession.

## Business Rates

Rateable Value (April 2023): £239,000

Rates payable may be subject to transitional relief. Please contact the local authority for details.

## EPC Ratings

Main Building: B (38) | Unit 1 (Front): E (124) | Unit 2: Not assessed

EPCs available via Savills or upon request.

## VAT

The property is elected for VAT. VAT will be payable in addition to the sale price or rent.

## Legal Costs

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



# PADHOLME ROAD

PETERBOROUGH, PE1 5XL

## ARRANGE A CLOSER LOOK



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