

Units A - I, Rex Perkins Court, Fengate, Peterborough, PE1 5BJ



New business units from 1,065 - 5,325 sq ft with the option to connect adjacent units available on flexible lease terms.

Available from Q2 2024



Approx. size of 1,065 sq ft (99 sq m) each



Option to connect adjoining units



Steel portal frame construction



Service access



Three phase power



Fibre to the Premises (FTTP) connection



Solar Panels to each unit



LED lighting



External LED floodlights

BREEAM®

Targeting BREEAM 'Very Good' for sustainability



Targeting an EPC rating of 'B'



Electric vehicle charging points to each unit



Secure cycle parking



Eaves height 5.65m



Electric loading door

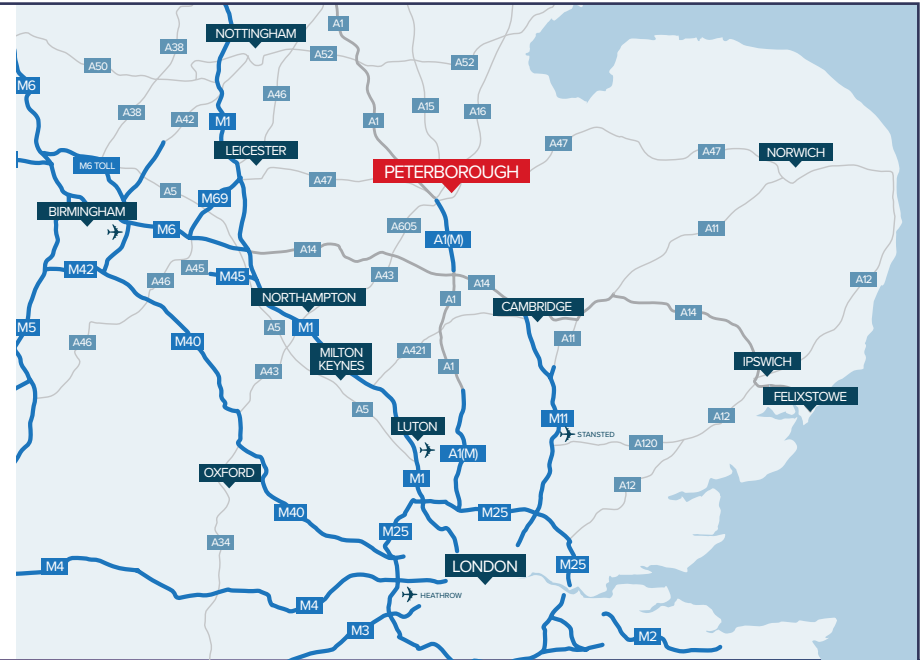


LOCATION

Peterborough is located approximately 80 miles north of London at J17 of the A1(M), A47 and A605. It also has good access to the A14 and M11. Rail access is excellent with direct trains to Cambridge and the fastest time to London Kings Cross being 45 minutes away.

The premises are located in the Eastern Industrial area and have good access to the Peterborough Parkway road system via the Boongate roundabout. The Parkway road system offers easy access to the A47, A15, A605 and the A1(M).

Rex Perkins Court, formerly the site of the Peterborough Greyhound Stadium, is prominently located on Fengate, at the edge of the eastern industrial employment area of Peterborough approximately 1.5 miles east of the City Centre. Eastern Industry is one of Peterborough's principal employment areas and has evolved into a mixed use location to include industrial, trade counter, leisure and car sales uses and is considered the city's principal location for trade counter units. Nearby occupiers include Screwfix, Toolstation, Perkins Engines, Ridgeon's and Andrews Builders merchants, Magnet, Safestore, The Range, Wickes, Huws Gray and Ocado.



	Miles	Drive Time
Peterborough city centre	1.3	4 mins
A1 (M)	7	10 mins
J21, A14	21	23 mins
Corby	26	39 mins
Cambridge	43	52 mins
Northampton	43	1hr
Leicester	42	1hr 9 mins
Nottingham	58	1hr 21 mins
M25	70	1hr 15 mins
Ipswich	94	1hr 43 mins
Immingham Dock	108	2hr 9 mins
Port of Felixstowe	109	1hr 53 mins
Port of Hull	113	2hr 19 mins
Port of Southampton	161	2hr 59 mins

Source: Google Maps

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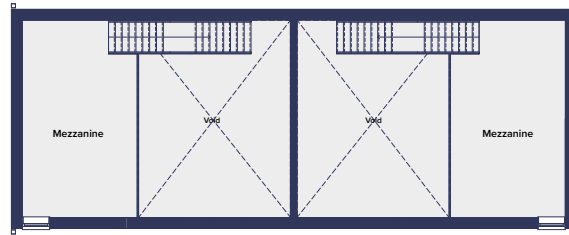
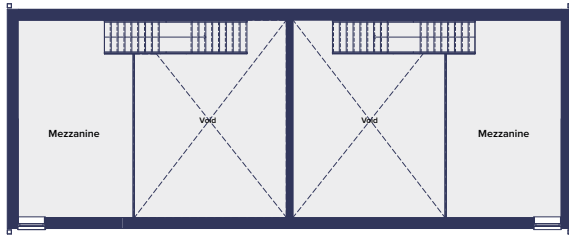
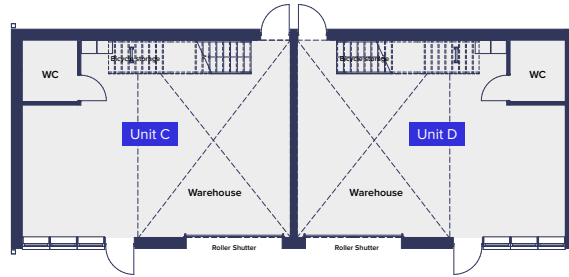
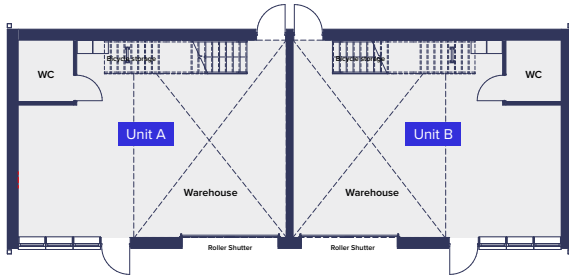
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Unit	Sq M	Sq Ft
A	99	1,065
B	99	1,065
C	99	1,065
D	99	1,065
E	99	1,065
F	99	1,065
G	99	1,065
H	99	1,065
I	99	1,065

Gross internal area

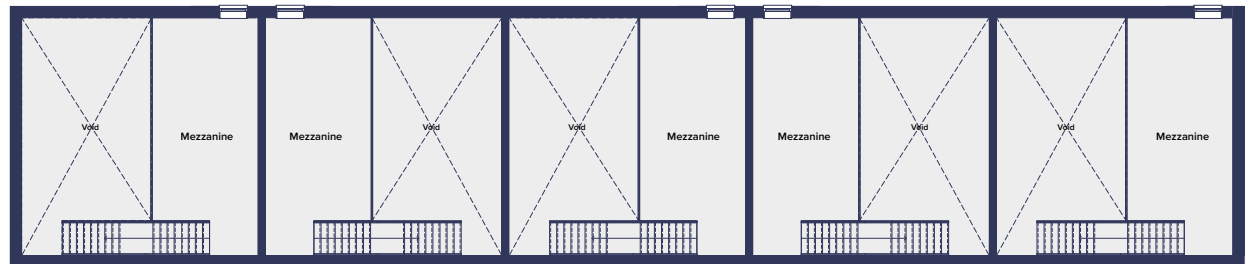
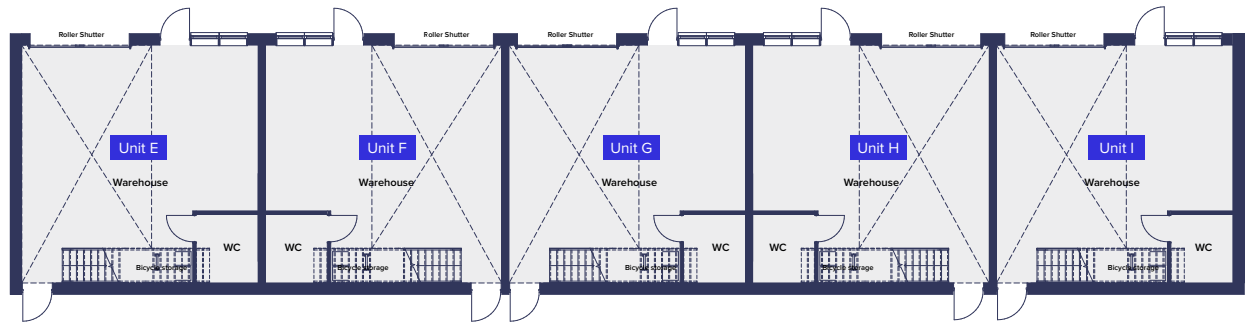


Ground floor plan



First floor plan

Ground floor plan



First floor plan

Terms

Units are to let on a new lease on terms to be agreed.
Guide rents available upon application.

Timing

Units are expected to be available in Q2 2024.

Service charge

A service charge will be set up to maintain common areas of the estate.



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