



BURCH HOUSE

SAVILLE ROAD • PETERBOROUGH • PE3 7PR



REAR WAREHOUSE

FRONT WAREHOUSE/OFFICE
REDEVELOPMENT OPPORTUNITY



- Front warehouse/office - 4,170 sq m (44,885 sq ft)
- Rear warehouse - 6,997 sq m (75,320 sq ft)
- Rear Warehouse Mezzanine - 2,164 sq m (23,295 sq ft)
- Site Area - 3.27 ha (8.09 acres)
- Ample parking and yard space
- Good links to A15/A47/A1(M)

DETACHED WAREHOUSE / OFFICE BUILDINGS
13,331 M² (143,495 FT²) TO LET/FOR SALE

DESCRIPTION

The front warehouse/office building comprises three main steel portal framed spans which have been fitted out for office and storage use; the spans have been linked by infill accommodation and purpose built office space has been added along the south elevation. Prior approval has been granted for the demolition of this building.

The rear warehouse comprises three steel portal framed spans with a substantial mezzanine installation that includes a goods lift. The building has a total of seven level goods access doors to the front and side service yards. The warehouse includes dedicated office, welfare and W.C. facilities.

The site also benefits from a gate house, two access points on to Saville Road and approximately 180 car parking spaces plus dedicated parking for HGVs.

The site coverage of the buildings is 33%.



Front Warehouse/Office

ACCOMMODATION

The property comprises the following approximate floor areas:

	sq m	sq ft
Front Warehouse/Office	4,170	44,885
Rear Warehouse	6,997	75,320
Rear Warehouse Mezzanine	2,164	23,295
Total: GIA	13,331	143,495

	hectare	acre
Total Site Area	3.27	8.09

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

EPC'S

Front warehouse/office: Not required due to the existing Notice of Prior Approval for Demolition.

Rear warehouse: D



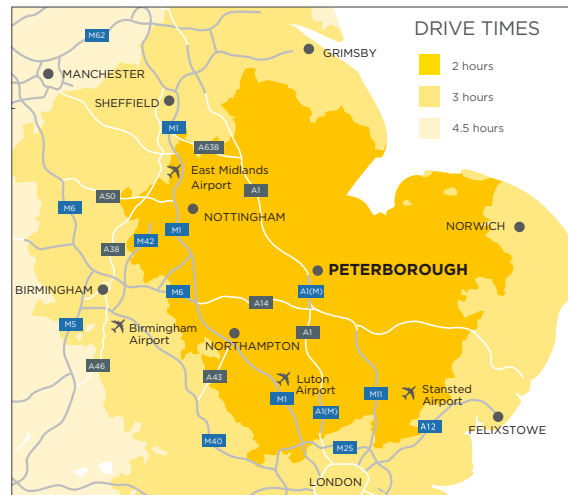
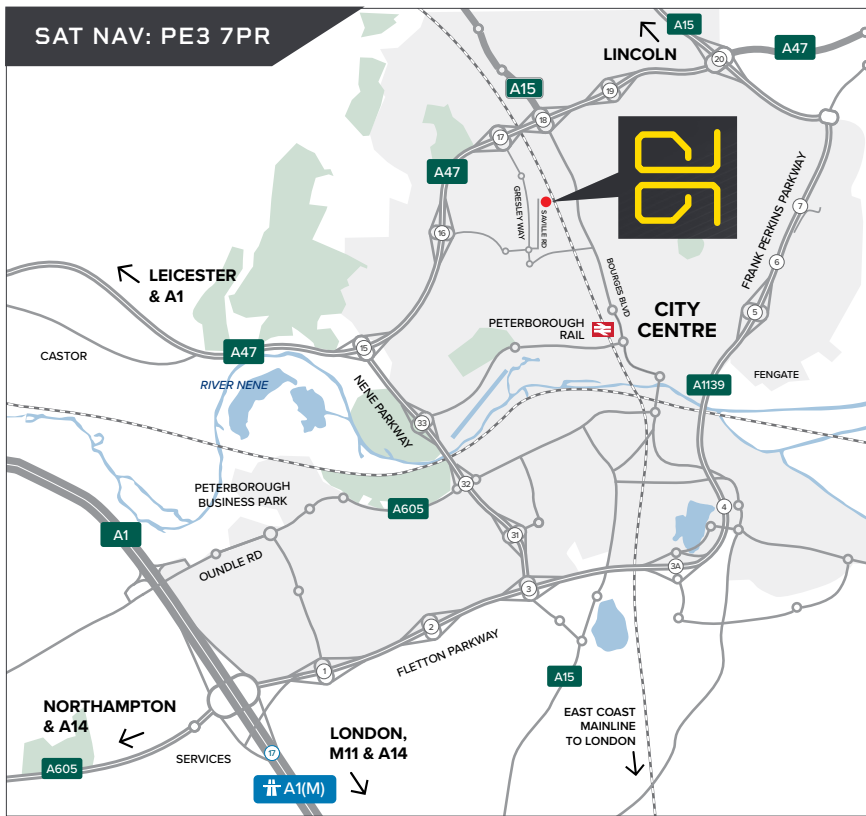
Rear Warehouse



Rear Warehouse Offices



Rear Warehouse



BURCH HOUSE
 SAVILLE ROAD
 PETERBOROUGH • PE3 7PR

LOCATION

The site is situated at the northern end of Saville Road close to the Saville Road Industrial Estate, Lion Square Business Park and Ivatt Way Business Park.

Saville Road is located approximately 1 mile from the A15 Bourges Boulevard and 1.5 miles from the A47 Stoke Parkway which provides excellent access to the A1(M).

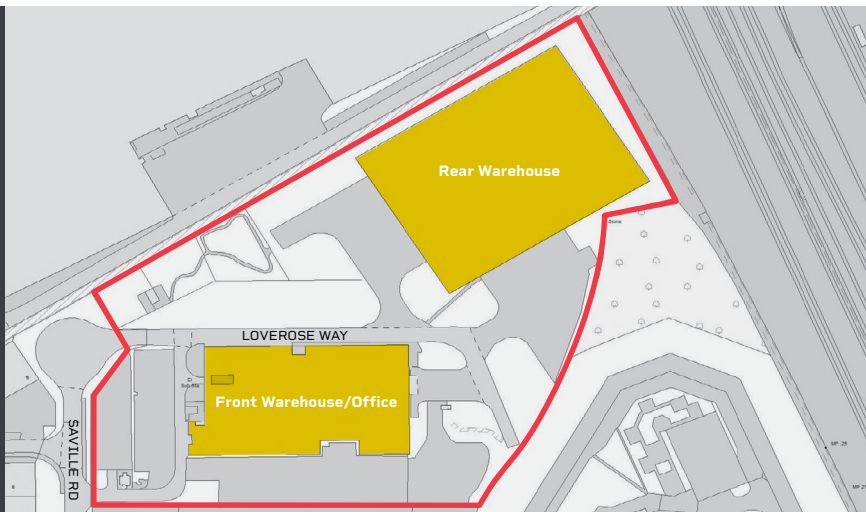
Local occupiers include Blue Fox Transport Limited, Go Outdoors, Evri, DHL M&S, Car World and Travis Perkins.

RATEABLE VALUE

The current rateable value is £452,500.

VAT

All prices and terms quoted are exclusive of VAT.



VIEWING

Viewing and further information strictly via the sole agent:

WILLIAM ROSE

07870 999 566
 WRose@savills.com

ED GEE

07807 999 211
 EGee@savills.com



DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 11/23