

UNIT F

Oaklea House, Enterprise Way, Peterborough, PE3 8YQ



Key Highlights

- 6,848 sq ft
- Secure site
- EPC Rating: B
- Eaves Height 5.05m
- Mid terraced unit
- Roller shutter door
- Newly refurbished including air conditioning

Description

Terraced industrial unit of steel portal frame construction with roller shutter door and offices. This recently refurbished unit includes LED Lighting throughout and painted floors in the warehouse. The eaves height is 5.05 m (16ft 6inches). The office refurbishment included air conditioning, redecoration, new carpet tiles and LED lights.

Location

Peterborough, Cambridgeshire an East of England city has excellent rail links with a fastest journey time to London Kings Cross/St Pancras of approx 45 minutes. It is an established 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.

Units A & C Oaklea House are located off Enterprise Way, Bretton, Peterborough approximately 2 miles north of Peterborough city centre. Bretton is an established commercial area of Peterborough with good access to the A47, A1(M) via Peterborough ring road (Parkway) system. Nearby occupiers include E-Leather, Reliant Packaging, Smiths Motor Group and Europol. The Bretton Shopping Centre is approx 1 mile away and includes a Sainsbury anchor store, Boots and Costa Coffee.

Accommodation

Name	sq ft	sq m
Unit - F - Industrial / Warehouse	6,354	590.31
Ground - Floor Office - Unit F	494	45.89
Total	6,848	636.20

Viewings

Strictly by appointment with the sole agents.

Terms

The units are available to let on a new lease on terms to be agreed.

Quoting rent of £7.50 per sq ft.

Business Rates

Rates payable: £9,730.50 per annum
(based upon Rateable Value: £19,500)

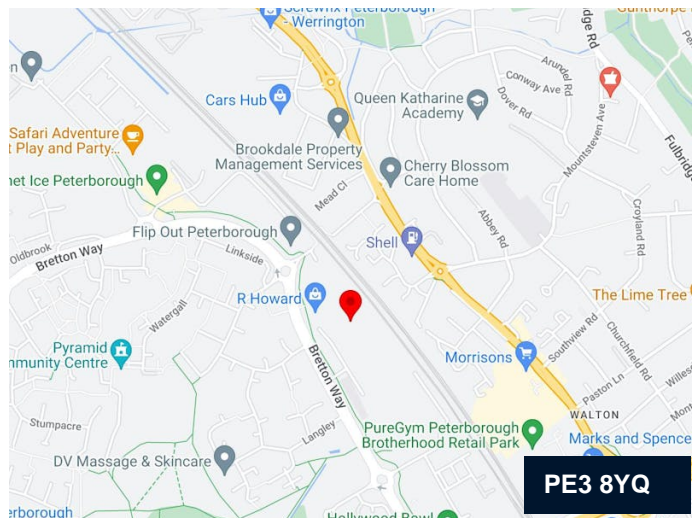
Contact

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Energy performance certificate (EPC)

Unit F
Limesquare Estate
Enterprise Way
Bretton
Peterborough
PE3 8YQ

Energy rating

B

Valid until: **1 February 2034**

Certificate number: **1271-2840-5476-9881-6949**

Property type **Storage or Distribution**

Total floor area **641 square metres**

Rules on letting this property

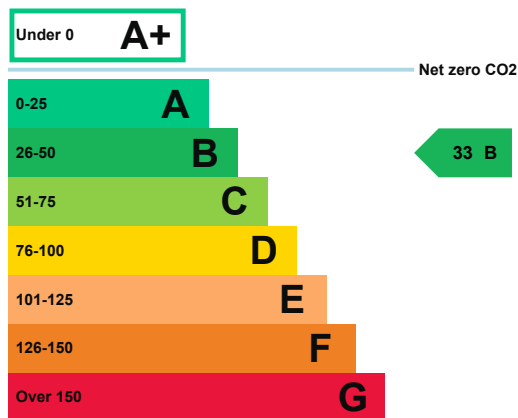
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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

13 A

If typical of the existing stock

52 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	3.08
Primary energy use (kWh/m ² per year)	33

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9607-6507-0920-4346-2730\)](/energy-certificate/9607-6507-0920-4346-2730).

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	Alex Wallis
Telephone	07971223821
Email	alex@eye-on-energy.co.uk

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/010184
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Eye On Energy
Employer address	50 Fennel Drive, Biggleswade, Beds. SG18 8WD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 February 2024
Date of certificate	2 February 2024