

TO LET - INDUSTRIAL

IDEAL HOME HOUSE

Newark Road, Peterborough, PE1 5WG



Key Highlights

- 68,050 to 123,913 sq ft
- Potential to split & refurbish to suit requirements
- 6.31 acre total site area (site cover only 30%)
- New lease directly from the landlord
- Warehouse premises (7.6m eaves), 3 storey offices & open storage available as a whole or in parts
- Open storage plots/office suites also available

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
01733 344 414
savills.co.uk



Description

The property was constructed in 2001 and comprises a warehouse with 3 storey office accommodation and yard/parking. The warehouse has an eaves height of approximately 7.6m, has 2 dock doors and 2 floor level loading doors. The yard area surrounds entire building. The offices are over ground, first and second floors and comprise of open plan offices, TV studios and ancillary accommodation. There is a fully fitted canteen on the second floor and all floors have lift and main stairwell access.

There is a electricity sub-station on site and gas fired heating to the property. Within the warehouse area, there is LED lighting, gas-fired heating and a sprinkler system.

Location

The property is located on Newark Road, close to the junction with Oxney Road, in the Eastern Industry Area, to the east of Peterborough City centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	56,635	5,261.56
Mezzanine	11,415	1,060.49
Ground - Studios	6,781	629.98
Ground - Floor	19,354	1,798.05
1st - Floor	17,866	1,659.81
2nd - Floor	11,862	1,102.02
Total	123,913	11,511.91

Viewings

Strictly by appointment with the sole agents.

Terms

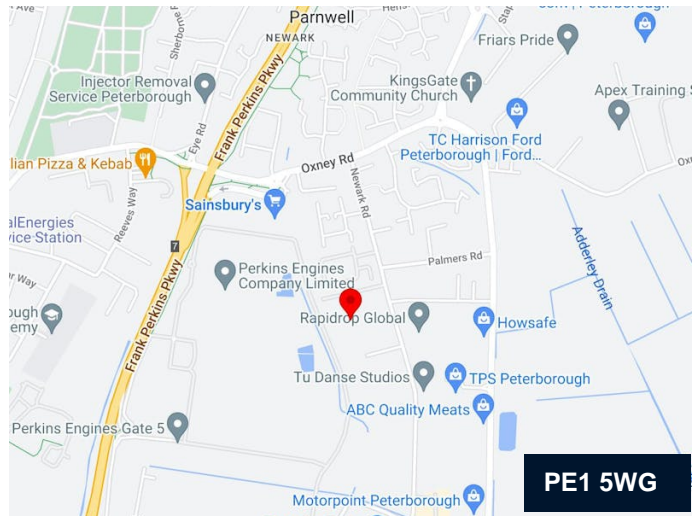
The property is available to let on terms to be agreed. New lease directly from landlord.

Business Rates

Rates payable: £386,560 per annum

(based upon Rateable Value: £755,000)

For the whole site. To be re-assessed when/if the site is split.



Contact

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906

+44 (0) 7807 999 211

egee@savills.com

William Rose BSc MRICS

+44 (0) 1733 201 391

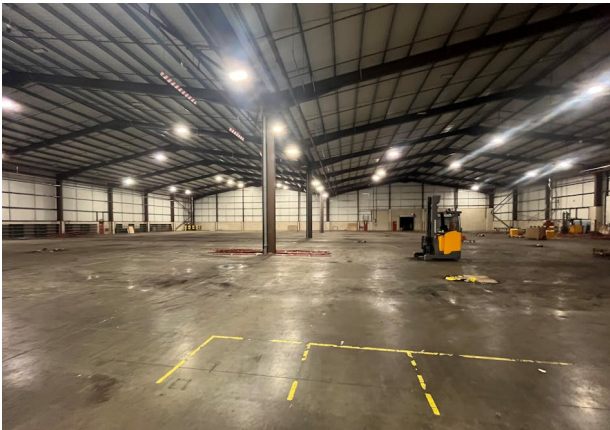
+44 (0) 7870 999 566

wrose@savills.com

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Energy performance certificate (EPC)

Ideal Home House Newark Road PETERBOROUGH PE1 5WG	Energy rating <h1>D</h1>	Valid until: 30 November 2033 <hr/> Certificate number: 1193-9462-0557-7659-9087
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Property type	Storage or Distribution
Total floor area	11,605 square metres

Rules on letting this property

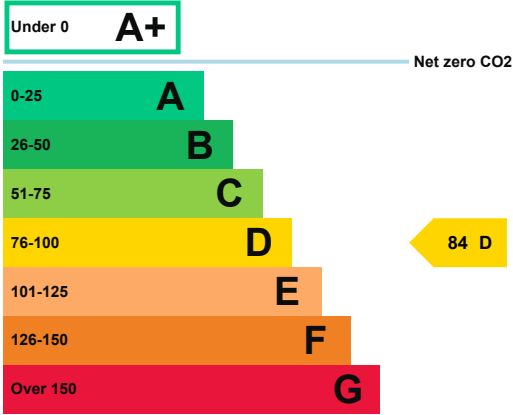
Properties can be let if they have an energy rating from A+ to E.

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

23 A

If typical of the existing stock

93 D

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 ₂ /m ² per year)	30.94
Primary energy use (kWh/m ² per year)	202

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4792-5768-3804-2158-5943\)](/energy-certificate/4792-5768-3804-2158-5943).

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	Luke Taylor
Telephone	01277 225709
Email	ltaylor@taylorprojectservices.com

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/025600
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Taylor Project Services LLP
Employer address	Second Floor Hunter House Shenfield
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 October 2023
Date of certificate	1 December 2023