

TO LET / FOR SALE - INDUSTRIAL

254 STATION ROAD

Whittlesey, Peterborough, PE7 2HA



Key Highlights

- 20,124 sq ft
- Detached offices
- From 7.1m to 9.2m eaves
- EPC Rating: Unit C - Offices E
- Fully fenced secure site
- Two full length gantry cranes
- 4 roller shutter doors
- Site Area: 1.6 acres (0.65 ha)

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
01733 344 414
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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Bay 1	10,033	932.10
Unit - Bay 2	6,209	576.83
Unit - Bay 3	2,560	237.83
Unit - Offices	1,322	122.82
Total	20,124	1,869.58

Description

The unit is a detached industrial/warehouse unit of steel portal frame construction comprising 3 bays with four full height electric roller shutter doors to the front elevation and another loading door to the rear. The unit has two full length gantry cranes in Bays 1 & 2. Externally the property is fully fenced with a concrete gated yard and parking areas to the front and rear of the property.

Adjacent to the unit is a detached office building of brick construction with a pitched concrete tiled roof and UPVC double glazed windows. There are 5 offices, male & female WC's and a kitchen. Access to an accessible WC is available externally. The offices have suspended ceiling with a combination of recessed and surfaced mounted Category II lighting.

Location

The property is located Station Road, an established commercial location south-east of Whittlesey town centre. Whittlesey is a market town located in the Fenland District of Cambridgeshire close to the A605 and approximately 8 miles from the A1(M) J16 (Normans Cross) and 6 miles east of Peterborough.

Terms

The property is available to let at a quoting rent of £80,000 per annum exclusive of VAT. The property is also available for sale at a quoting price of £985,000

Viewings

Strictly by appointment with the sole agents.

Business Rates

Rates payable: £33,306 per annum
(based upon Rateable Value: £61,000)



Contact

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Energy performance certificate (EPC)

Industrial Building 254 Station Road WHITTLESEY PE7 2HA	Energy rating	Valid until:	13 March 2033
	C	Certificate number:	1291-2096-3668-0637-4867

Property type	General Industrial and Special Industrial Groups
Total floor area	1,789 square metres

Rules on letting this property

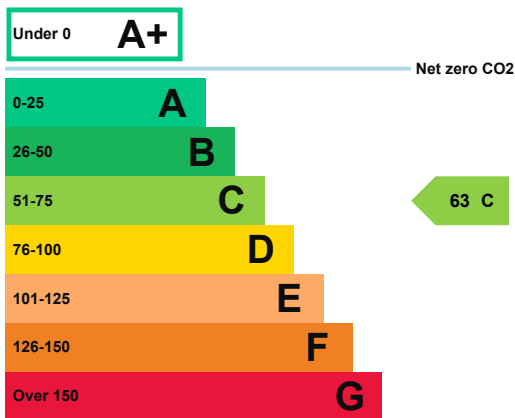
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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

17 A

If typical of the existing stock

68 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)	6.66
Primary energy use (kWh/m ² per year)	72

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3661-7641-3058-1936-9665\)](#).

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	Anthony Claydon
Telephone	01733 442096
Email	info@yesenergysurveys.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/019571
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Yes Energy Surveys Ltd
Employer address	35 Leiston Court, Eye, Peterborough, Cambridgeshire, PE6 7WL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 March 2023
Date of certificate	14 March 2023

Energy performance certificate (EPC)

Office Building 254 Station Road WHITTLESEY PE7 2HA	Energy rating	Valid until:	13 March 2033
	E	Certificate number:	3781-7519-1975-5818-6623

Property type	Offices and Workshop Businesses
Total floor area	115 square metres

Rules on letting this property

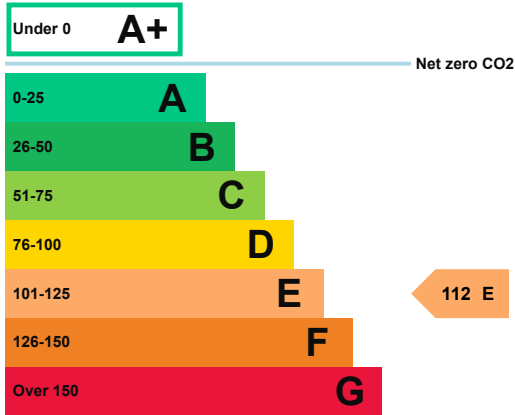
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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

18 A

If typical of the existing stock

71 C

Breakdown of this property's energy performance

Main heating fuel	Oil
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	52.47
Primary energy use (kWh/m ² per year)	223

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7949-4748-3971-5251-6047\)](/energy-certificate/7949-4748-3971-5251-6047).

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