

TO LET - INDUSTRIAL

# UNIT 1, THE BROADLANDS

Newark Road, Peterborough, PE1 5WG



## Key Highlights

- 108,983 sq ft
- Potential to cater for bespoke occupier fit out requirements
- 2 dock doors and 2 surface level doors
- Located in the eastern industrial area of the city
- Newly refurbished warehouse TO LET
- 7.6m eaves
- Targeting an EPC 'A' rating when works are complete
- Yard and parking to the side and rear

SAVILLS Peterborough  
Stuart House  
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[savills.co.uk](http://savills.co.uk)



## Description

Unit 1 is accessed via the private road, 'The Broadlands', which provides immediate access on to Newark Road. The property was constructed in 2001 and comprises a warehouse with 2 storey office accommodation and yard/parking. The warehouse has LED lighting and an eaves height of approximately 7.6m, has 2 dock doors and 2 surface level doors. The offices are over first and second floors and there is a fully fitted canteen on the second floor. The property will shortly undergo an extensive refurbishment to provide grade A accommodation. The landlord will consider bespoke refurbishment requests. The yard area surrounds entire building.

## Location

The property is located off Newark Road, close to the junction with Oxney Road, in the Eastern Industry Area, approx. 1.5 miles to the east of Peterborough City centre. Nearby occupiers include Perkins Engines, Tesco (distribution centre) and Big Motoring World. The Frank Perkins Parkway (A1139) is approximately 1 mile west and is part of Peterborough's dual carriageway system, which in turn links the A1(M) to the south.

## Accommodation

The accommodation comprises the following gross internal areas:

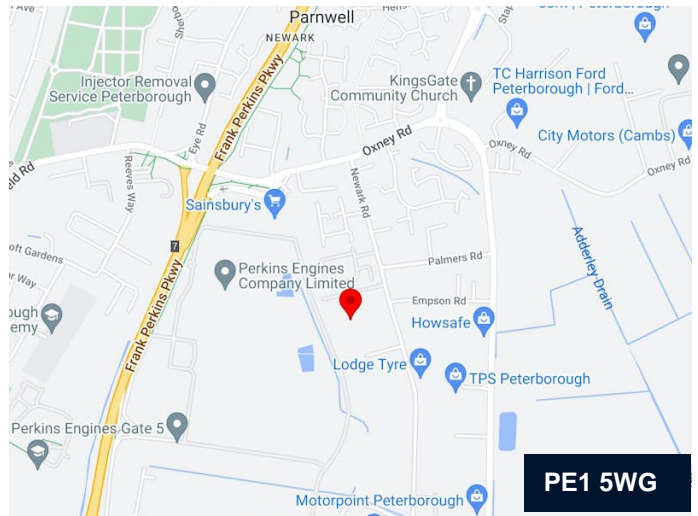
Name	sq ft	sq m
Ground - Warehouse	54,569	5,069.63
Ground - Warehouse / workshop	12,594	1,170.02
Mezzanine	11,662	1,083.44
1st - Floor	17,875	1,660.64
2nd - Floor	12,283	1,141.13
<b>Total</b>	<b>108,983</b>	<b>10,124.86</b>

## Viewings

Strictly by appointment with the agents.

## Terms

The property is available to let on terms to be agreed - guide rent of £6.50 per sq ft plus VAT. Business rates and service charge estimates upon application.



## Contact

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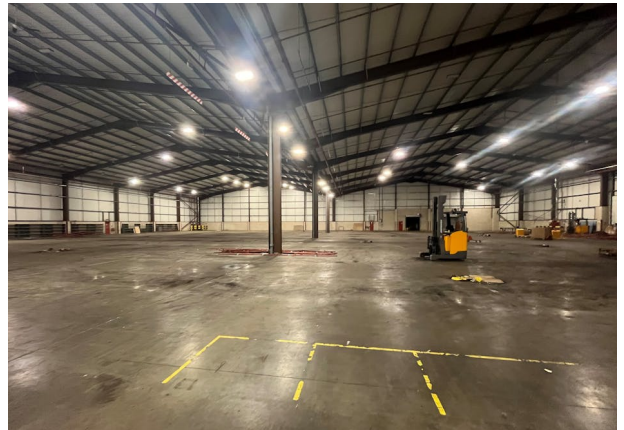
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# Energy performance certificate (EPC)

Ideal Home House Newark Road PETERBOROUGH PE1 5WG	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: <b>30 November 2033</b> <hr/> Certificate number: <b>1193-9462-0557-7659-9087</b>
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Property type	Storage or Distribution
Total floor area	11,605 square metres

## Rules on letting this property

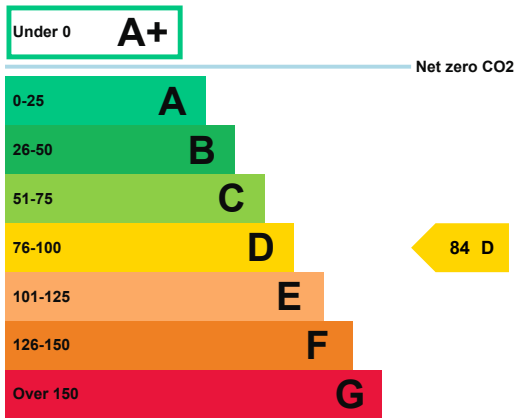
Properties can be let if they have an energy rating from A+ to E.

## 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 <sub>2</sub> /m <sup>2</sup> per year)	30.94
Primary energy use (kWh/m <sup>2</sup> per year)	202

## Recommendation report

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

## 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	<a href="mailto:ltaylor@taylorprojectservices.com">ltaylor@taylorprojectservices.com</a>

### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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