

TO LET / FOR SALE - INDUSTRIAL

# FIRST DROVE

Fengate, Peterborough, PE1 5BJ



## Key Highlights

- 3,843 to 26,136 sq ft
- Including mezzanine floors of 7,330 sq ft
- Currently trading as a Honda, Kawasaki & Suzuki showroom / workshops
- Large yard area with parking plus vehicle wash
- Various showroom / workshops with offices and mezzanine floors
- Self-contained secure site of just over 1 acre
- Available as a whole or in part - see Promap
- EPC: B

SAVILLS Peterborough  
Stuart House  
Peterborough PE1 1QF  
**01733 344 414**  
[savills.co.uk](http://savills.co.uk)



## Description

The premises are currently configured as motorcycle showrooms, workshop and ancillary space. There are 3 buildings on site, two of them are linked and two have mezzanine floors.

There are a range of offices/ancillary space with a mixture of is LED lighting, suspended ceilings, tiled/concrete floor, kitchen and WC facilities and CCTV.

## Location

First Drove is located off Fengate in Eastern Industry, an established industrial/commercial area approximately 1.5 miles east of Peterborough city centre.

The Frank Perkins Parkway (A1139) is approximately 1 mile west and forms part of Peterborough's dual carriageway road system which links to the A1(M), A15, A47, and A605.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Kawasaki showroom/workshop	2,745	255.02
1st - Mezzanine 1	2,745	255.02
Ground - Linked building	1,938	180.05
Ground - Suzuki Showroom	11,593	1,077.02
1st - Mezzanine Front	1,765	163.97
1st - Mezzanine Back	1,507	140
Ground - Honda showroom	2,530	235.04
1st - Mezzanine 2	398	36.98
1st - Mezzanine 3	915	85.01
<b>Total</b>	<b>26,136</b>	<b>2,428.11</b>

## Viewings

Strictly by appointment with the sole agents.

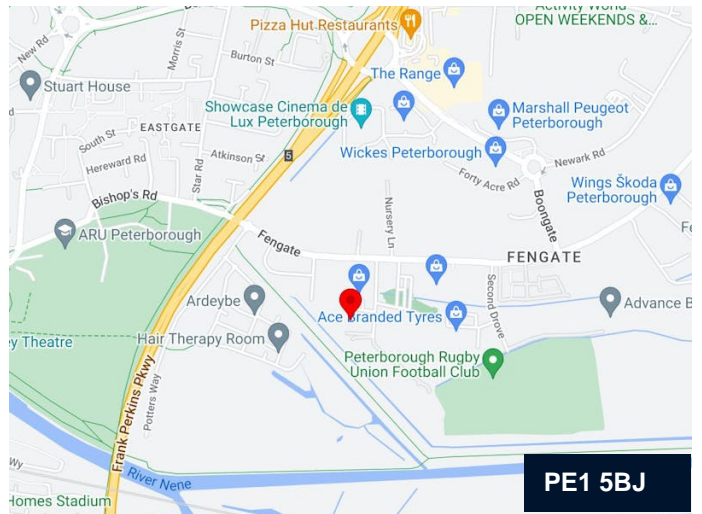
## Terms

Price and rent on application.

## Business Rates

Rates payable: £46,848 per annum  
(based upon Rateable Value: £91,500)

For the entire site and buildings.



## Contact

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# Energy performance certificate (EPC)

Wheels Motorcycles First Drove Fengate PETERBOROUGH PE1 5BJ	Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1>	Valid until: <b>10 March 2034</b> <hr/> Certificate number: <b>6726-5484-0538-5150-7616</b>
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Property type	Offices and Workshop Businesses
Total floor area	2,388 square metres

## Rules on letting this property

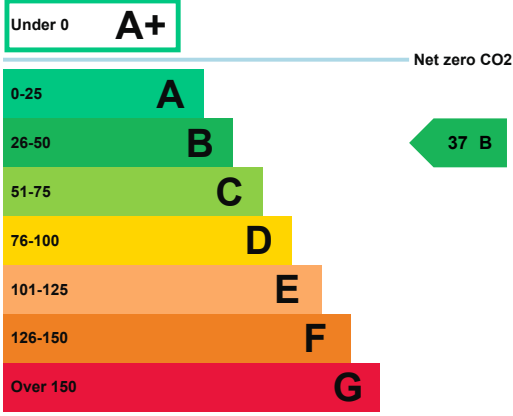
Properties can be let if they have an energy rating from A+ to E.

## 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

11 A

If typical of the existing stock

45 B

## 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 <sub>2</sub> /m <sup>2</sup> per year)	8.4
Primary energy use (kWh/m <sup>2</sup> per year)	71

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6479-6830-2209-5180-9722\)](/energy-certificate/6479-6830-2209-5180-9722).

## 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	Leanne Wells
Telephone	07763 913515
Email	<a href="mailto:leanne@epcservicesonline.com">leanne@epcservicesonline.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/018239
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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	20 February 2024
Date of certificate	11 March 2024





Getmapping plc 2017.