

TO LET - RETAIL

# 26 HERLINGTON

Orton Malborne, Peterborough, PE2 5PN



## Key Highlights

- 908 sq ft
- Close to Fletton Parkway
- Nearby occupiers include Subway, The Dragonfly and Spar
- Suitable for a range of uses - subject to planning
- Parking nearby
- EPC: D

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



## Location

The property is located within the Herlington Centre, a local shopping centre in Orton Malbourne. Nearby occupiers include Spar, The Dragonfly, and Sue Ryder.

Orton Malbourne is approximately 3 miles South-West of the city centre and 0.5 miles from the Peterborough ring road (Parkway) dual carriageway system which connects to J17 of the A1(M), A605 and A47. Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge



## Description

The property is a end of terrace retail unit. Internally the unit has laminated flooring throughout, fluorescent lighting, kitchenette and WC facilities. Externally, the property has a shared parking area.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 26	908	84.36	Available
<b>Total</b>	<b>908</b>	<b>84.36</b>	



## Viewings

Strictly by appointment with the sole agent.

## Terms

The unit is available to rent on terms to be agreed. The quoting rent is £12,000 per annum exclusive.

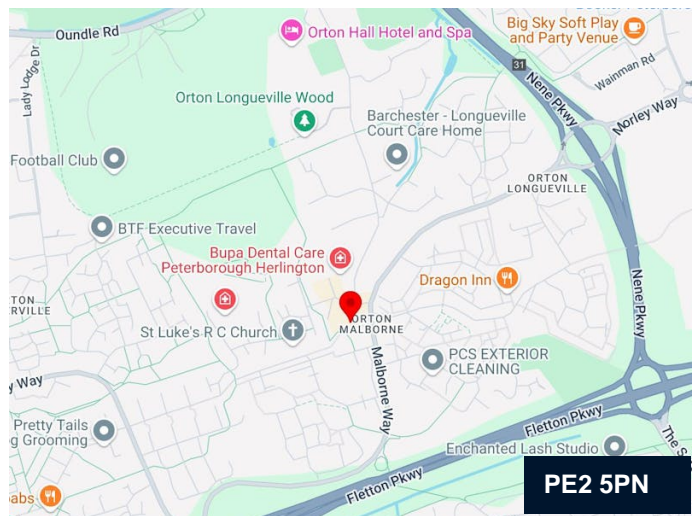
## Service Charge

A service charge is payable towards the maintenance of common areas. Further details are available upon request.

## Business Rates

Rates payable: £4,091.80 per annum  
(based upon Rateable Value: £8,200)

Zero rates payable for qualifying small businesses. Interested parties to make their own enquiries with the local council.



## Contact

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# Energy performance certificate (EPC)

26 Herlington Centre Orton Malbourne PETERBOROUGH PE2 5PW	Energy rating	Valid until: 9 January 2032
	<b>D</b>	Certificate number: 6332-4577-9628-7266-3258

Property type	D1 Non-residential Institutions - Primary Health Care Building
Total floor area	66 square metres

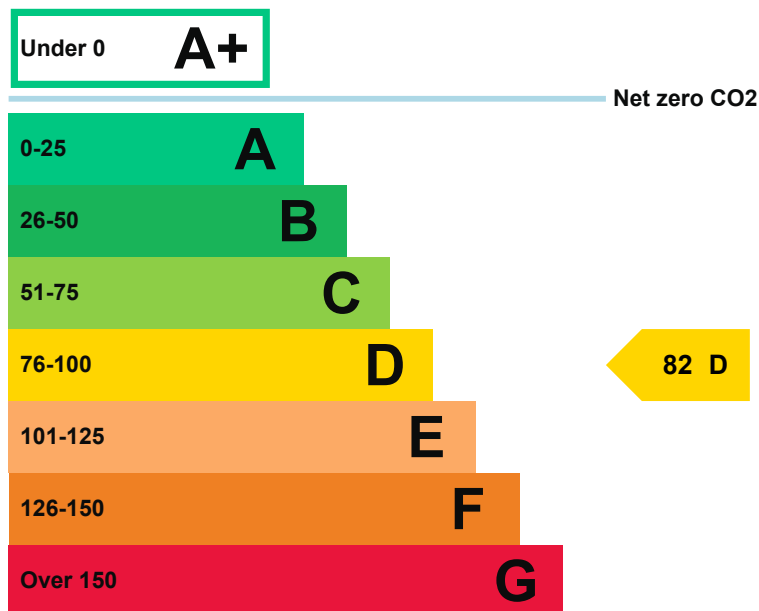
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## 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

27 B

If typical of the existing stock

80 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)	85.76
Primary energy use (kWh/m <sup>2</sup> per year)	491

▶ [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4226-5509-0700-5445-9538\)](#).

## 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	Michael D Boughton
Telephone	07713 160121
Email	<a href="mailto:mike@mikeboughton.com">mike@mikeboughton.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/019532
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Michael D Boughton
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<b>Employer address</b>	Michael D Boughton Birch House 2 Dovecote Way Ginton Peterborough PE6 7AZ
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	10 January 2022
<b>Date of certificate</b>	10 January 2022

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

### OGI

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