

**INDUSTRIAL TO LET**

# 10 Saville Road

Peterborough, PE3 7PR



## Key Highlights

- Terraced industrial unit
- Established industrial estate
- EPC: B
- Eaves height approximately 5.5m
- Car parking Infront of the unit
- Vehicle and leisure related uses considered by the landlord (subject to planning)
- Mezzanine floor within

Stuart House  
St John's Street  
Peterborough, PE1 5DD

**01733 344414**

[savills.co.uk](http://savills.co.uk)

**savills**

## DESCRIPTION

The property is a terraced industrial/warehouse/workshop of steel portal frame construction with a combination of brick/clad exterior walls, a concertina loading door, pitched insulated roof and a concrete floor.

There is a kitchenette and WC to the front of the unit, and a mezzanine floor across the majority of the warehouse.

Externally there is car parking in front of the unit. The site is gated from the front.

## ACCOMMODATION

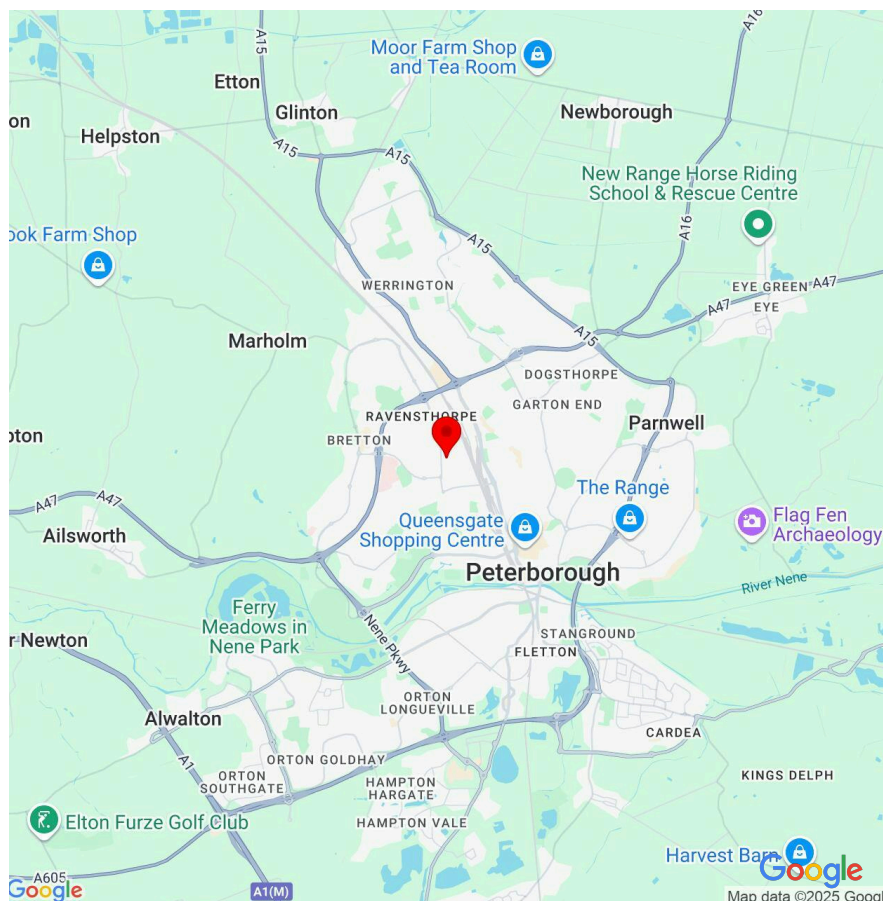
The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Ground - Floor	2,114	196
Mezzanine - Floor	1,525	142
<b>TOTAL</b>	<b>3,639</b>	<b>338</b>

## LOCATION

Peterborough is a historic cathedral city located in the east of England. It has excellent transport connections with the East Coast mainline providing a fastest train time to London Kings Cross of 46 minutes. The A1(M) J17 provides access to the city and to the A47, A15 etc.

The property is approximately 1.5 miles north-west of the city centre and has good access to the A1139 Peterborough ring road system.



Stuart House  
St John's Street  
Peterborough, PE1 5DD

**01733 344414**

[savills.co.uk](http://savills.co.uk)

**savills**



### VIEWINGS

Strictly by appointment with the sole agents.

### TERMS

The property is available to let on terms to be agreed. Guide rent of £20,000 + VAT per annum.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

### BUSINESS RATES

The VOA website lists the property with a rateable value of £14,000 (2025-26). From 1st April 2026, the rateable value will increase to £17,250.

### SERVICE CHARGE

An estate service charge is payable towards the upkeep of the estate.

### ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

### EPC

The property currently has an EPC assessment of B - the certificate is attached.

### LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

### VAT

VAT will be charged in addition to the rent at the prevailing rate.

### CONTACTS

For further information please contact:

#### Drew Greenhalgh

drew.greenhalgh@savills.com  
07811 697365  
+(44) 1733 209947

#### Edward Gee BSc (Hons) MRICS

egee@savills.com  
+44 (0) 7807 999 211  
+44 (0) 1733 209 906

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 24.12.2025

