



## Unit 1, The Broadlands

Newark Road, Peterborough, PE1 5WJ

Newly refurbished warehouse  
unit - To Let

78,825 to 108,983 sq ft  
(7,323.08 to 10,124.85 sq m)

- The landlord will consider bespoke refurbishment requests
- Target EPC rating of A (post refurb works)
- Eaves height of approx 7.6m
- 2 dock doors and 2 floor level loading doors
- Front unit let to Enterprise
- Local occupiers include Perkins Engines, Rapidrop, Selco and Big Motoring World.

## Summary

Available Size	78,825 to 108,983 sq ft
Rent	£4.90 - £6.65 per sq ft
Rates Payable	£3.39 per sq ft (Estimated)
EPC Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse, mezzanine & storage	78,825	7,323.08	Available
1st - Offices, canteen, and ancillary	30,158	2,801.77	Available
<b>Total</b>	<b>108,983</b>	<b>10,124.85</b>	

## Description

Unit 1 at The Broadlands, accessed via a private drive with direct access to Newark Road, offers a substantial warehouse with office accommodation and a self-contained yard and parking. Constructed in 2001, this unit features a 7.6m eaves height, 2 dock doors, and 2 floor-level loading doors. The surrounding yard provides ample circulation space, yard, and parking areas. The first and second-floor offices offer open-plan space for flexibility.

Unit 1 will soon undergo an extensive refurbishment to deliver Grade A accommodation, with the landlord open to bespoke refurbishment requests.

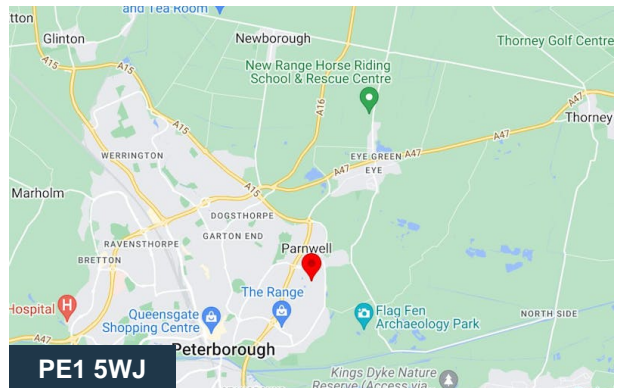
Unit 2, leased by Enterprise, serves as their vehicle maintenance and office space, enhancing the site's appeal for businesses with similar needs.

Ideal for companies seeking modern, adaptable warehouse and office space with excellent access and facilities.

## Location

Located on Newark Road, the property offers immediate access to its private drive, The Broadlands, and is conveniently close to the Oxney Road junction in the established Eastern Industry Area, east of Peterborough City Centre.

Nearby, you'll find established occupiers such as Perkins Engines, Rapidrop, Selco, and Big Motoring World, making this location ideal for businesses seeking proximity to industry leaders and excellent transport links.



## Viewing & Further Information



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