

**INDUSTRIAL, TRADE COUNTER TO LET**

# **Unit 3 & 5 Hudson Square Northfields Industrial Estate**

Peterborough, PE6 8AQ



## **Key Highlights**

- Located within Northfields Industrial Estate
- High quality build units
- Steel portal frame, 3 phase power
- LED and Air conditioning
- Highly prominent site fronting Whitley Way
- Suitable for a range of uses - subject to planning

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

**01733 344414**

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## DESCRIPTION

Hudson Square is a development comprising 7 light industrial units with planning consent for B1 (Business), B2 (General Industrial) & B8 (Storage & Distribution).

The units are of steel frame construction and mono-pitched roofs and include sectional loading doors. Externally, the yard is hard surfaced and includes a perimeter palisade fence, 37 parking spaces (5 of which are disabled spaces) and a 20m turning circle.

The units have roller shutter doors, high eaves, office and WC's. Unit 3 has a kitchen is located on the 1st floor.

## ACCOMMODATION

The properties comprise the following approximate Gross Internal Area:-

| FLOOR AREA   | SQ FT        | SQ M       |
|--------------|--------------|------------|
| Unit - 3     | 2,260        | 210        |
| Unit - 5     | 5,705        | 530        |
| <b>TOTAL</b> | <b>7,965</b> | <b>740</b> |

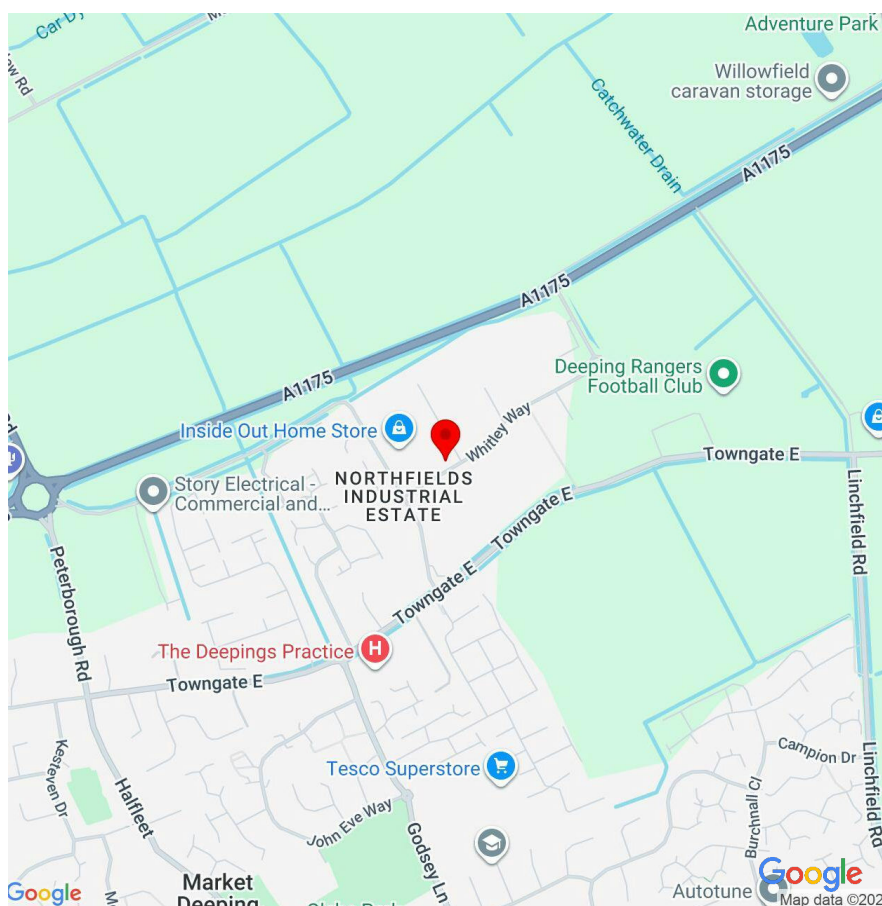
## LOCATION

Hudson Square is located in Northfields Industrial Estate, Market Deeping is accessed via Whitley Way. Northfields Industrial Estate is well located adjacent to the A1175 which provides access to the A15 and Peterborough's ring road system. Neighboring occupiers include Landis+Gyr, Pro Group and Northrop Grumman.

Market Deeping is particularly well placed: Peterborough is easily reached by road, offering a direct rail connection to London King's Cross in under an hour, ideal for those balancing rural living with city working. Excellent road links via the A15 and A1 further enhance connectivity across the region.

Local Distances:

Bourne 7 miles (14 minutes) / Stamford 8 miles (17 minutes) / Peterborough 9 miles (18 minutes) and Spalding 13 miles (23 minutes).

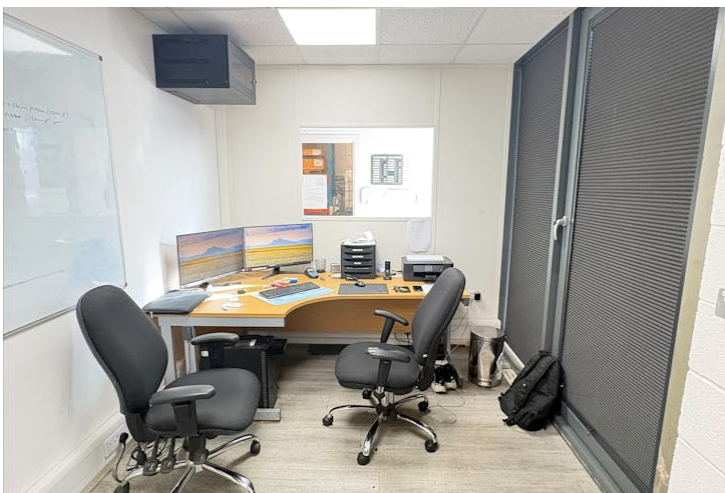


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## VIEWINGS

Strictly by appointment with Savills.

## TERMS

The units are available on new leases at quoting rents of: Unit 3 - £20,000 per annum Unit 5 - £40,000 per annum.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## BUSINESS RATES

The Valuation Office Agency website lists the Unit 3 with a current rateable value of £17,000 Unit 5 with a current rateable value of £34,750.

## 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.

## SERVICES

The units will have access to mains electricity, gas and water.

## EPC

The properties currently have an EPC assessment of B - the certificates is attached.

## VAT

Payable on the rent.

## FLOOR PLANS

Available upon request.

## CONTACTS

For further information please contact:

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# Energy performance certificate (EPC)

|                                                                                       |                           |                                                     |
|---------------------------------------------------------------------------------------|---------------------------|-----------------------------------------------------|
| Unit 5<br>Hudson Square<br>Northfields Industrial Estate<br>MARKET DEEPING<br>PE6 8AQ | Energy rating<br><b>B</b> | Valid until: <b>25 January 2031</b>                 |
|                                                                                       |                           | Certificate number: <b>4761-3673-5159-3642-4270</b> |

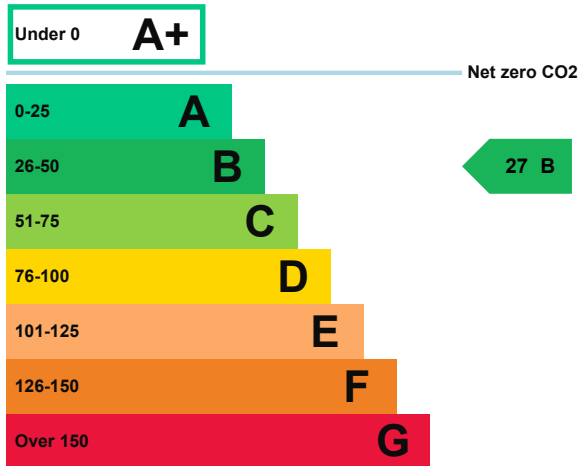
|                  |                            |
|------------------|----------------------------|
| Property type    | B8 Storage or Distribution |
| Total floor area | 578 square metres          |

## 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

24 A

If typical of the existing stock

64 C

## Breakdown of this property's energy performance

|                                                                     |                                 |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel                                                   | Natural Gas                     |
| Building environment                                                | Heating and Natural Ventilation |
| Assessment level                                                    | 5                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 23.08                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 133                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7457-9573-9034-1971-9017\)](/energy-certificate/7457-9573-9034-1971-9017).

## 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 | Paul Shipley                                                                         |
| Telephone       | 0000 000 000                                                                         |
| Email           | <a href="mailto:paul.shipley@bedesign-group.com">paul.shipley@bedesign-group.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 | CIBSE Certification Limited                                                |
| Assessor's ID        | LCEA075940                                                                 |
| Telephone            | 020 8772 3649                                                              |
| Email                | <a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | MES Building Solutions                                    |
| Employer address       | Newark Beacon, Cafferata Way, NEWARK NG24 2TN             |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 26 January 2021                                           |
| Date of certificate    | 26 January 2021                                           |

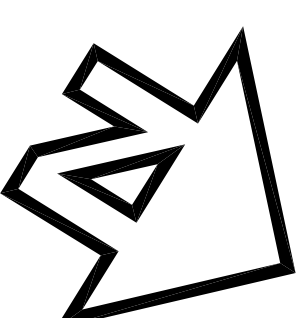
# SITE LAYOUT PLAN

Scale 1:200



## SERVICE YARD

LANDIS &amp; GYR WAREHOUSE



LAYOUT IS BASED ON PURCHASED ORDINANCE SURVEY SHEET  
SO THEREFORE SUBJECT TO TOPOGRAPHICAL SURVEY

UNIT 1 = 212 Sqm / 2282 Sqft  
UNIT 2 = 210 Sqm / 2260 Sqft  
UNIT 3 = 210 Sqm / 2260 Sqft  
UNIT 4 = 319 Sqm / 3433 Sqft  
UNIT 5 = 530 Sqm / 5705 Sqft  
UNIT 6 = 204 Sqm / 2195 Sqft  
UNIT 7 = 206 Sqm / 2217 Sqft

TOTAL = 1891 Sqm / 20352 Sqft

Site area  
0.44 Ha / 1.1 acres

Indicative location of  
office & welfare facility

## PLANNING ISSUE

| No. | DATE | REVISION |
|-----|------|----------|
|-----|------|----------|

TERRY MALPASS ASSOCIATES LIMITED

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PROJECT

## Lincoln Square development

Whitley Way

## Market Deeping

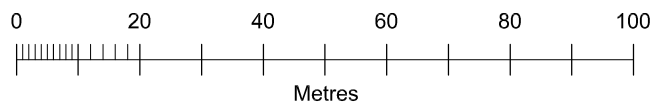
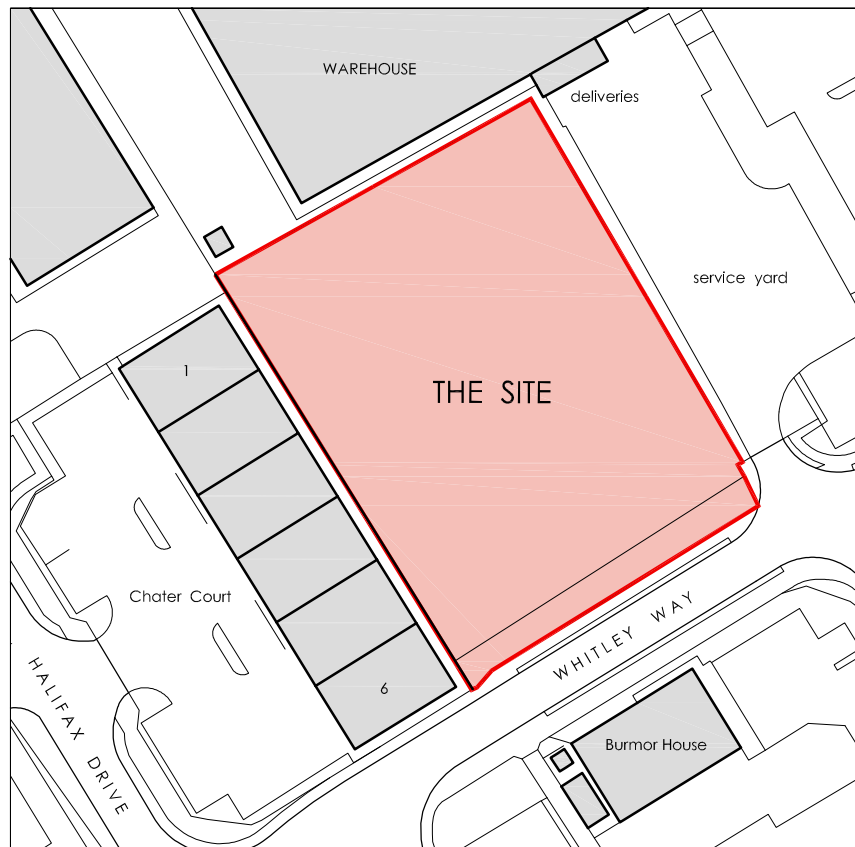
DRAWING TITLE

Proposed site layout plan

| JOB NUMBER | DRAWING SIZE | NUMBER | REVISION |
|------------|--------------|--------|----------|
| 18-20      | A1           | 02     |          |
| DATE       | SCALE        |        |          |
| Nov 2018   | 1:200 @ A1   |        |          |

# SITE LOCATION PLAN

PLANNING ISSUE



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LINCOLN SQUARE DEVELOPMENT, WHITLEY WAY, MARKET DEEPING

Scale 1:1250

Nov 2018

Drawing TMA 18-20-01