

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
TOTAL	7,965	740

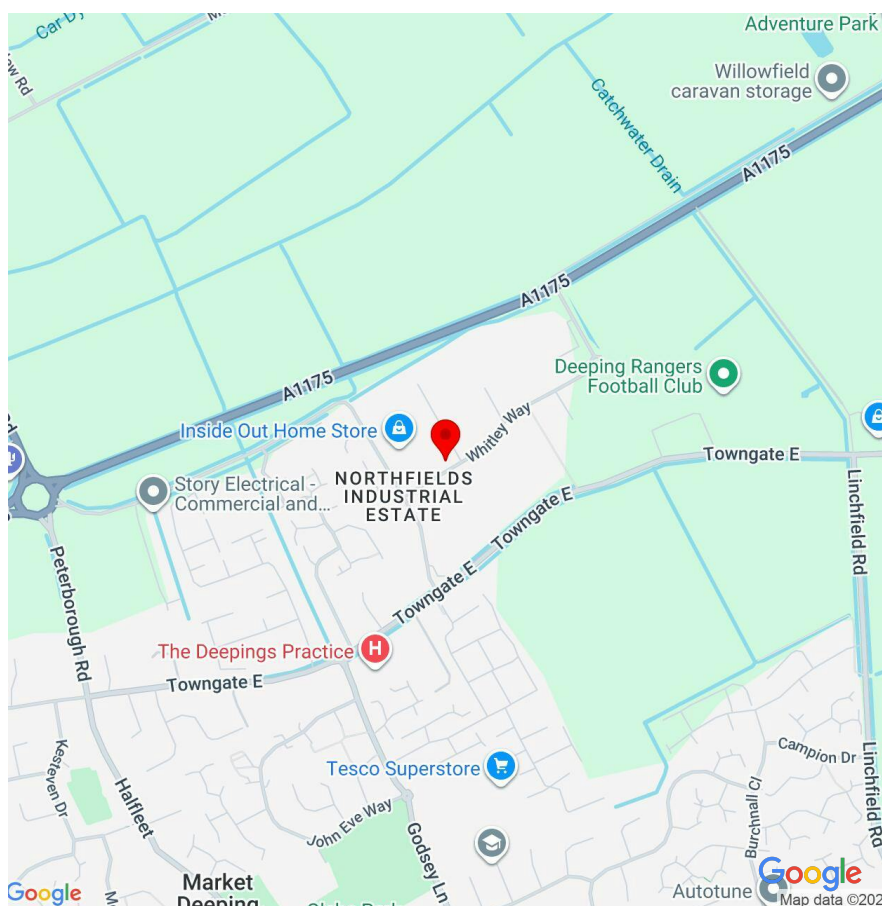
LOCATION

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).

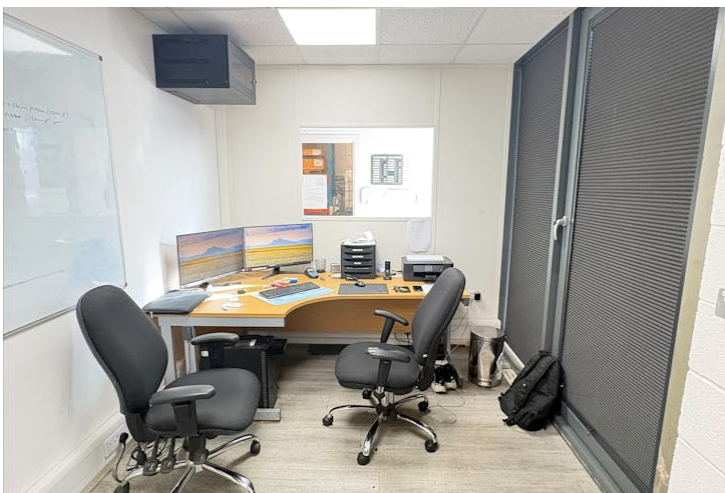


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VIEWINGS

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
Hudson Square
Northfields Industrial Estate
MARKET DEEPING
PE6 8AQ

Energy rating

B

Valid until: **25 January 2031**

Certificate number: **4761-3673-5159-3642-4270**

Property type **B8 Storage or Distribution**

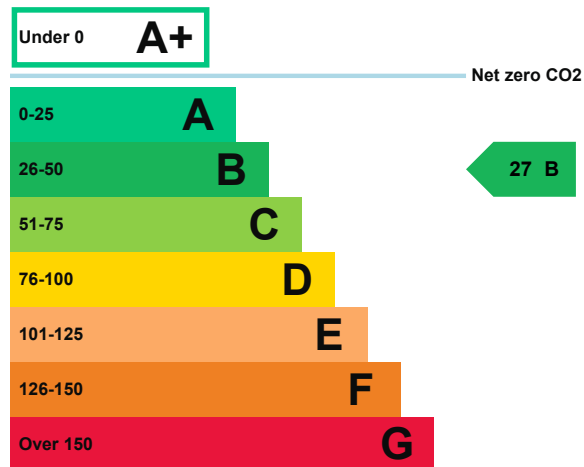
Total floor area **578 square metres**

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 ₂ /m ² per year)	23.08
Primary energy use (kWh/m ² 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	paul.shipley@bedesign-group.com

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	epc@cibsecertification.org

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



HALIFAX DRIVE

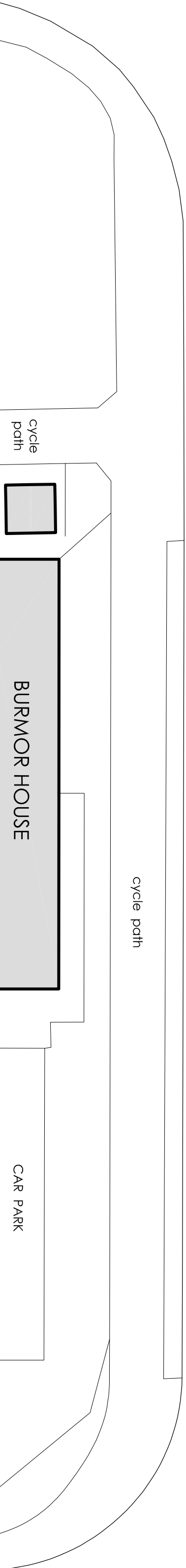
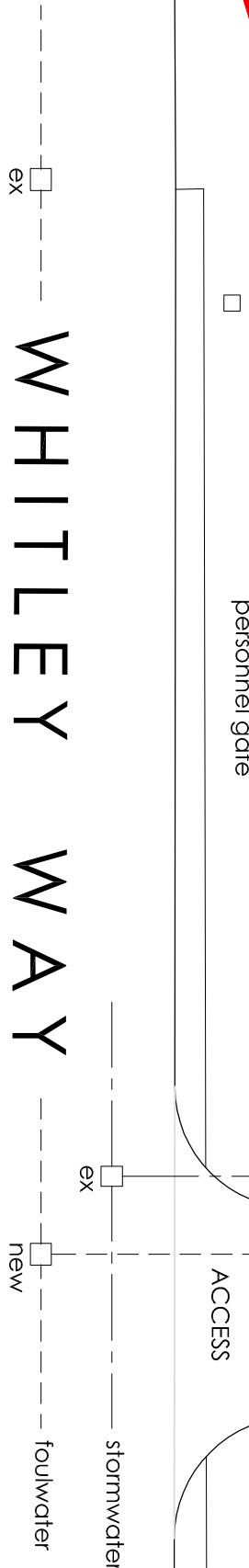
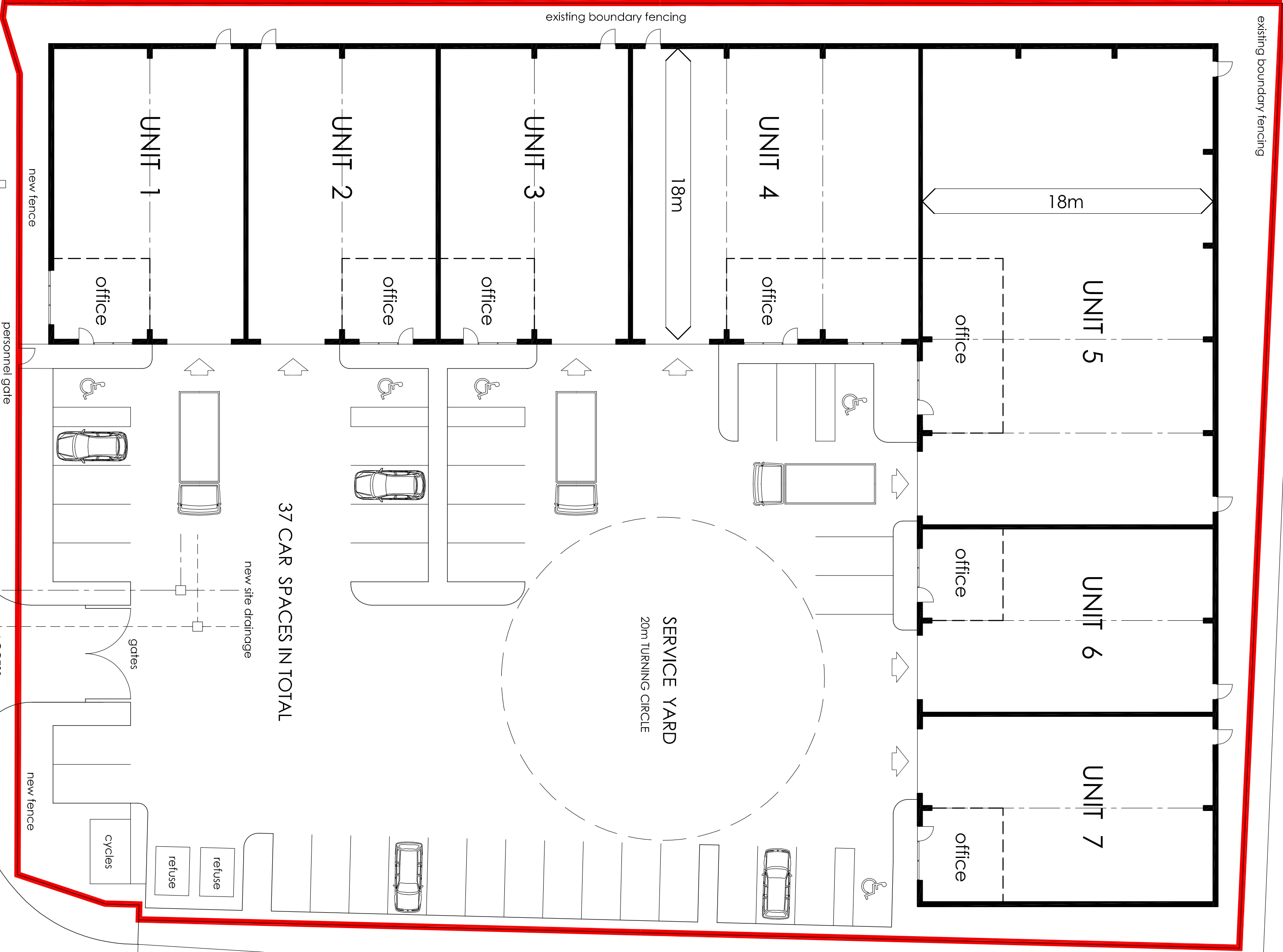
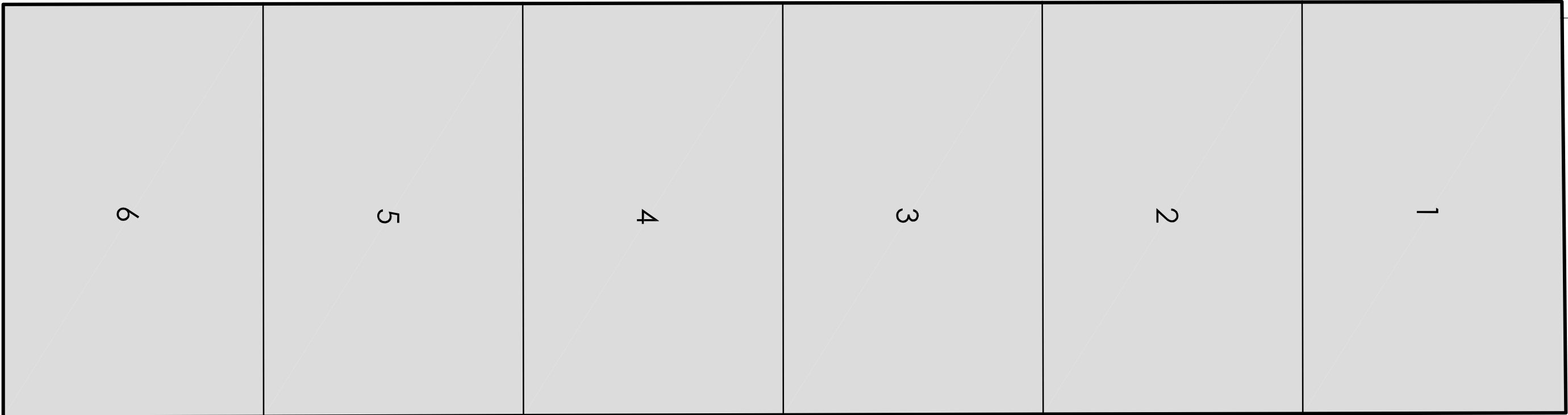
CHATER COURT

SERVICE YARD

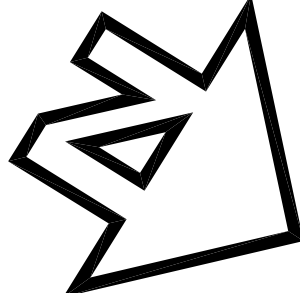
LANDS & GYR WAREHOUSE

deliveries

SERVICE YARD



LINCOLN SQUARE DEVELOPMENT, WHITLEY WAY, MARKET DEEPING



LAYOUT IS BASED ON PURCHASED ORDNANCE 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

ARCHITECTURAL DESIGN SERVICES
107 HUNTER AVENUE
SPRINDON
DE21 7PW
Mobile - 07766812209
Email : t.malpass@vmgmedia.com

TMA

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PROJECT

Lincoln Square development
Whitley Way
Market Deeping

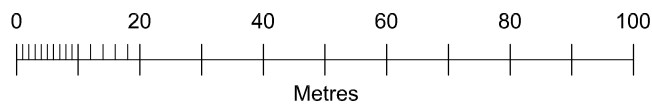
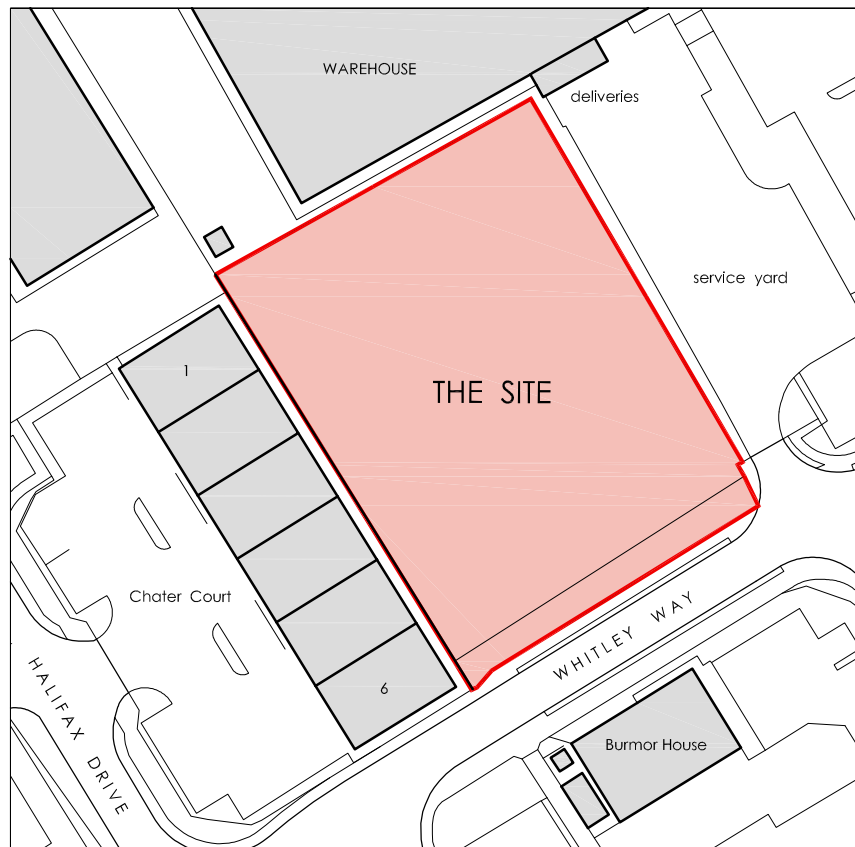
DRAWING TITLE

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