

INDUSTRIAL, TRADE COUNTER TO LET

12 Titan Drive

Peterborough, PE1 5XN



Key Highlights

- Electric loading door
- 3 phase electricity
- EPC Rating: C
- Eaves height: ranging from 6.1-9m
- Close to other national trade/retail occupiers such as Tool Station, Screwfix, Walseley and Ridgeons
- Two offices, WC and a kitchen area

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

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DESCRIPTION

Titan Drive comprises a trade counter / warehouse development of 17 units. Unit 12 is a modern midterrace unit of steel frame construction and a monopitched roof with a minimum eaves height of 6.1m at the rear and at the front a minimum eaves height of 9m. The unit has an electric loading door, 3 phase electricity and translucent roof panels for natural light. The unit benefits from two offices, WC and a kitchen area. Externally there is car parking to the front of the unit.

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit	7,245	673
TOTAL	7,245	673

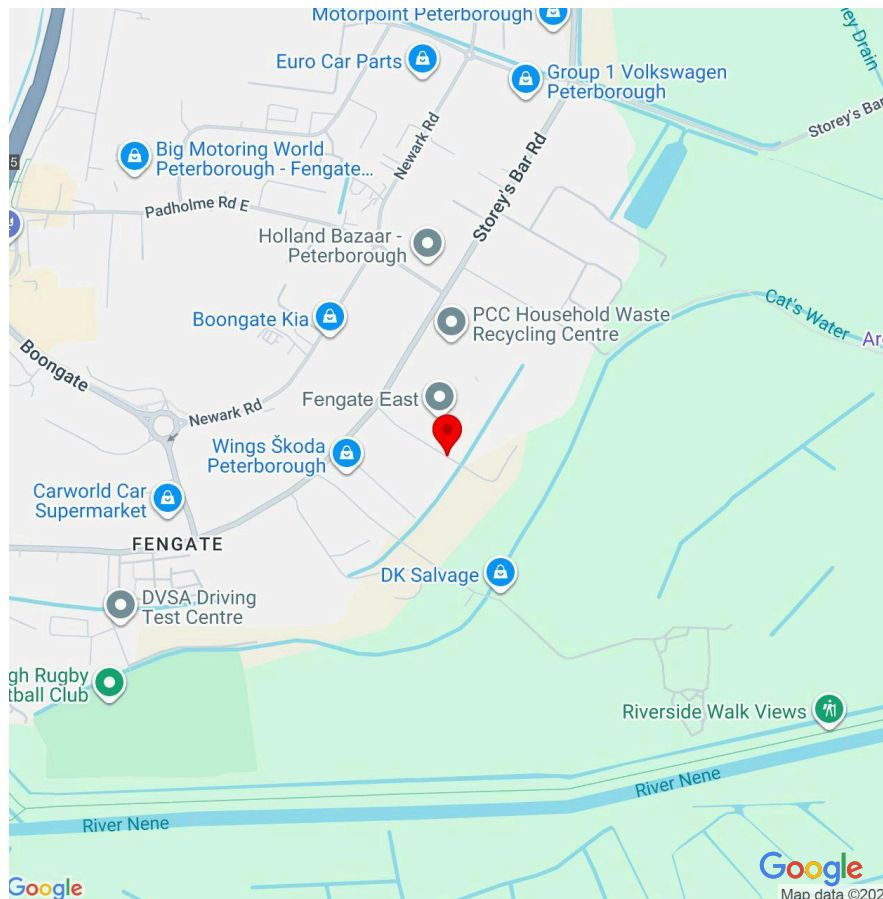
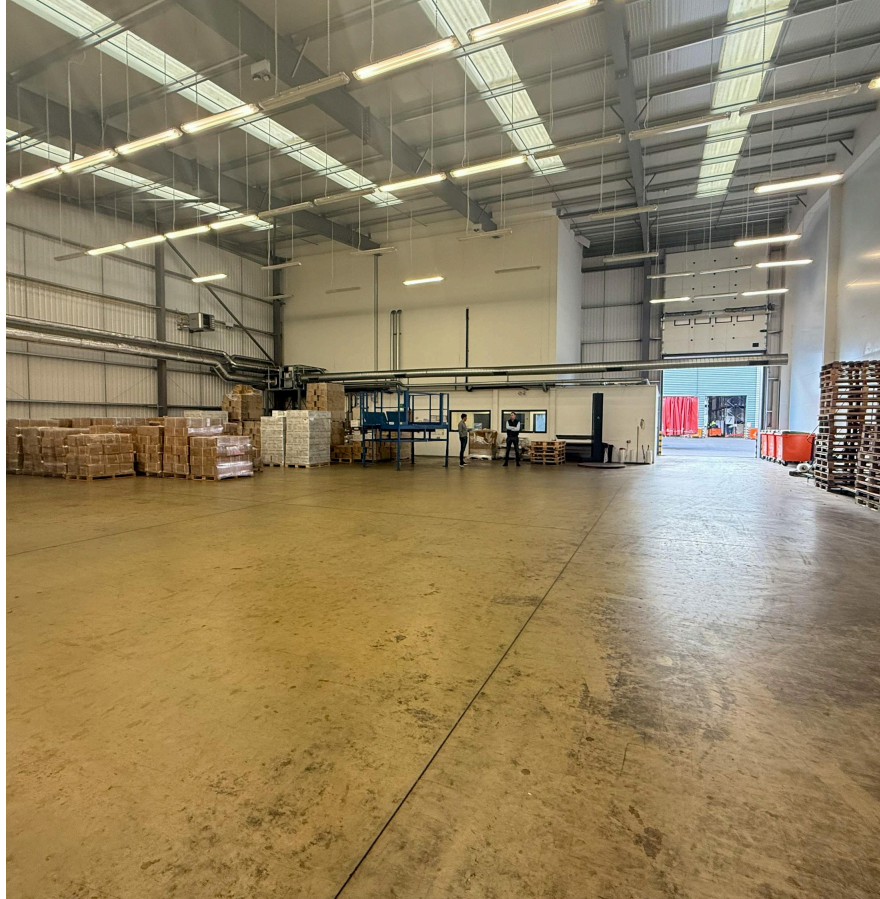
LOCATION

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.

The property is situated in Fengate in Eastern Industry, an established industrial area to the east of Peterborough City Centre. It is approximately 1.5 miles east of the City Centre and approximately 1 mile west of the Frank Perkins Parkway which forms part of Peterborough's dual carriageway system, which in turn links the A1(M) to the south. Titan Drive is a development of 17 units prominently located on Fengate on the boundary of the Eastern Industry Employment Area of Peterborough which is approximately 1.5 miles east of Peterborough city centre.

Eastern Industry is one of Peterborough's principal employment areas and is an area of mixed use including industrial, trade counter, leisure and car sales. Nearby occupiers include Perkins Engines, ToolStation and Car Store.



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VIEWINGS

Strictly by appointment with the joint agents Savills or Gavin Hynes (Eddisons) - 01733 897722.

TERMS

This unit is available to let on a new a lease at a quoting rent of £58,000 per annum.

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

BUSINESS RATES

The Valuation Office Agency website lists the property with a current rateable value of £52,000

SERVICE CHARGE

A service charge is payable to cover maintenance costs of the common areas.

LEGAL COSTS

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

EPC

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

VAT

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

PLANNING

Interested parties are advised to make their own investigations the Local Planning Authority.

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

12 TITAN DRIVE PETERBOROUGH PE1 5XN	Energy rating	Valid until: 29 September 2031
	C	Certificate number: 2514-8503-9429-8961-4441

Property type: B2 to B7 General Industrial and Special Industrial Groups

Total floor area: 668 square metres

Rules on letting this property

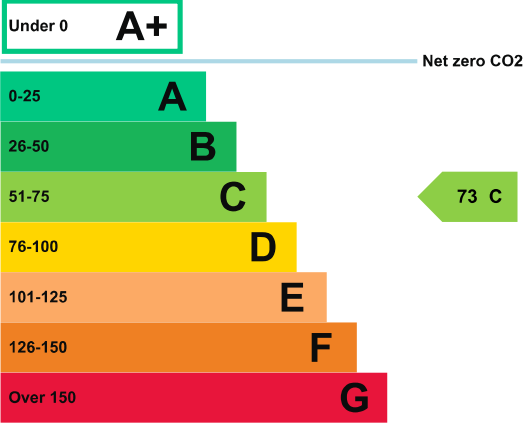
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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

23 A

If typical of the existing stock

67 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	39.69
Primary energy use (kWh/m ² per year)	235

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8302-2329-8164-2888-6853\)](/energy-certificate/8302-2329-8164-2888-6853).

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	JOHN HARTLEY
Telephone	01543 222916
Email	johnvhartley@btinternet.com

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/001314
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	ENERGY UPDATES LTD
Employer address	6 PARKSIDE COURT, GREENHOUGH ROAD, LICHFIELD, WS13 7AU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 September 2021
Date of certificate	30 September 2021