

**INDUSTRIAL TO LET**

# Unit 28 Tresham Road

Peterborough, PE2 6SG



## Key Highlights

- Established industrial park
- Close to A1(M)
- EPC Rating: B
- Full height electrically operated door
- 3 phase power
- Compound area and communal carpark

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

**01733 344414**

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## DESCRIPTION

The estate comprises terraced industrial units of steel frame construction with profiled metal cladding to eaves. Internally the unit includes an office, male & female WC's, roller shutter door, 3 phase electricity. Externally there is a compound area and use of a communal car park.

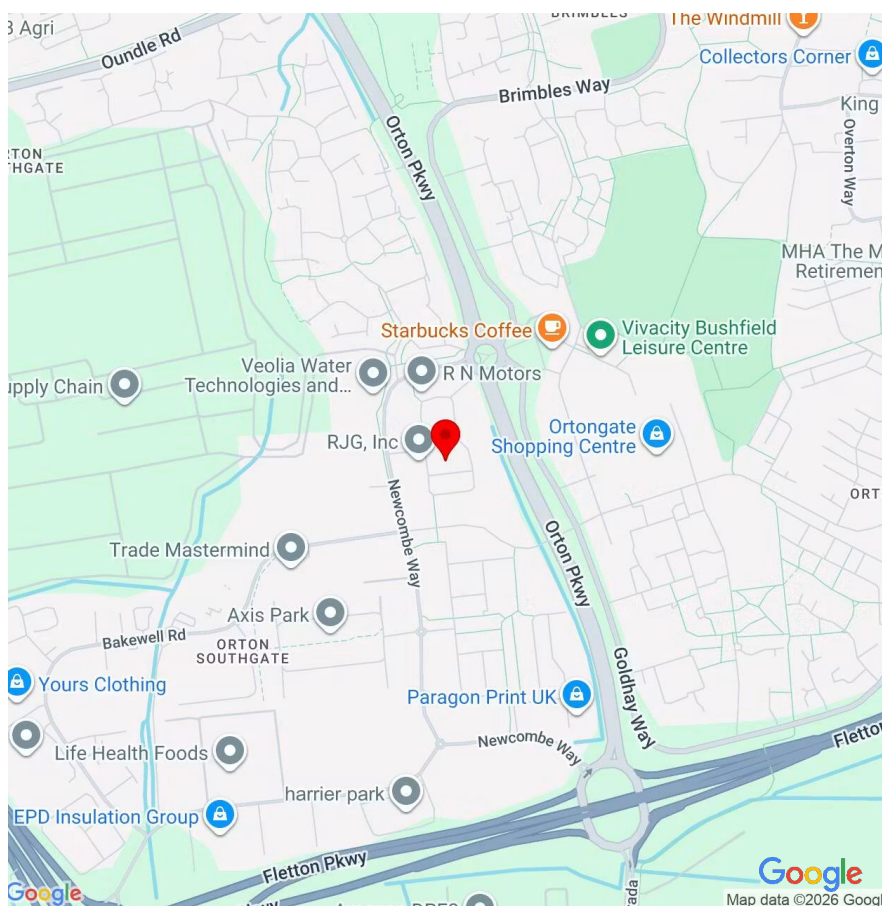
## ACCOMMODATION

| FLOOR AREA | SQ FT  | SQ M |
|------------|--------|------|
| Unit - 28  | 10,000 | 929  |

## 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. The city has excellent rail with the fastest journey time to London's Kings Cross being approximately 45 minutes. 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.

Tresham Road is located on Orton Southgate, Peterborough's prime commercial location approximately 6 miles north of Peterborough city centre and close to J17 of the A1(M). Nearby occupiers include BGL Group, Virgin Media, Lesko Modular, Royal Mail and Yours Clothing.



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## VIEWINGS

Strictly by appointment with Savills

## TERMS

The unit is available on a new lease on terms to be agreed. Quoting rent £75,000 per annum exclusive.

## SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

## BUSINESS RATES

EPC: C  
The Valuation Office Agency website lists the property with a current rateable value of £71,000.

## VAT

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

## ANTI-MONEY LAUNDERING REGULATIONS

To comply with AML, it is the responsibility for both parties to provide information necessary to complete these checks before the deal is completed

## EPC

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

## LEGAL COSTS

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

## PLANS

Floor plans available upon request.

## CONTACTS

For further information please contact:

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+44 (0) 1733 201388

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## Energy performance certificate (EPC)

UNIT 28  
Tresham Road  
Orton Southgate  
PETERBOROUGH  
PE2 6SG

Energy rating

**B**

Valid until: **27 April 2033**

Certificate number: **8467-4637-9092-3804-2106**

Property type

Storage or Distribution

Total floor area

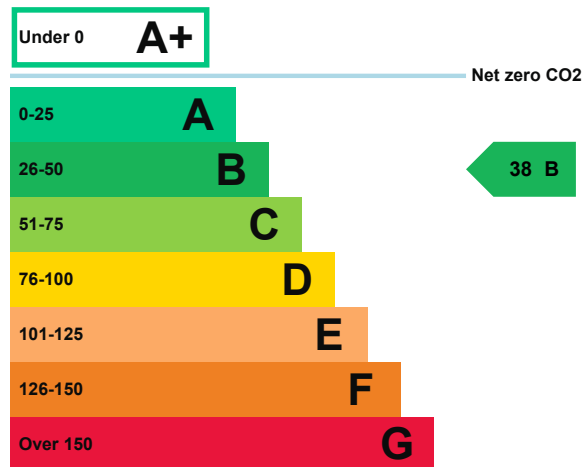
1,249 square metres

### 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

**12 A**

If typical of the existing stock

**49 B**

## 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 <sub>2</sub> /m <sup>2</sup> per year) | 4.37                            |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 47                              |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0048-6202-4497-9487-6130\)](/energy-certificate/0048-6202-4497-9487-6130).

## 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 | Ross Pickering                                                                 |
| Telephone       | 0203 325 7148                                                                  |
| Email           | <a href="mailto:ross@braithwaiteenergy.co.uk">ross@braithwaiteenergy.co.uk</a> |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                      |                                                          |
|----------------------|----------------------------------------------------------|
| Accreditation scheme | Quidos Limited                                           |
| Assessor's ID        | QUID208353                                               |
| Telephone            | 01225 667 570                                            |
| Email                | <a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Braithwaite Energy                                        |
| Employer address       | Kemp House 152 City Road London EC1V 2NX                  |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 4 April 2023                                              |
| Date of certificate    | 28 April 2023                                             |