

FOR SALE - DEVELOPMENT / INVESTMENT / LEISURE / OFFICE / RESIDENTIAL /  
RETAIL

# 441 LINCOLN ROAD

Peterborough, PE1 2PE



## Key Highlights

- 11,230 sq ft
- Currently configured as offices
- Development opportunity
- Located on a busy road close to Bourges Boulevard
- Suitable for a range of uses - STP
- Secure rear gated car park with a good level of parking
- Mixture of open plan and cellular offices
- EPC Rating: C

SAVILLS Peterborough  
Stuart House  
Peterborough PE1 1QF  
**01733 344 414**  
[savills.co.uk](http://savills.co.uk)



## Location

The property is located on Lincoln Road within the Millfield area approximately 1.75 miles to the North of Peterborough City Centre and immediately south of roundabout 18 which forms the junction of the A15 and A47 trunk roads. It is a very busy road in a mixed commercial and residential area.

## Description

The property is two storey and made up of solid brick construction with solar panels on a pitched roof. The property is currently configured as offices and is suitable for a range of uses, subject to planning.

Externally there is a good level of parking to the rear of the property.

## Accommodation

The accommodation comprises the following NIA according to measurements provided by our client:

Name	sq ft	sq m	Availability
Building	11,230	1,043.30	Available

## Specification

- Easily accessible location
- Rare freehold development or investment opportunity
- Rear gated car park
- Suitable for a range of uses subject to planning

## Viewings

Strictly by appointment with the sole agent.

## Terms

The property is available on a freehold basis - guide price of £1,400,000 + VAT.

## EPC

EPC Rating C

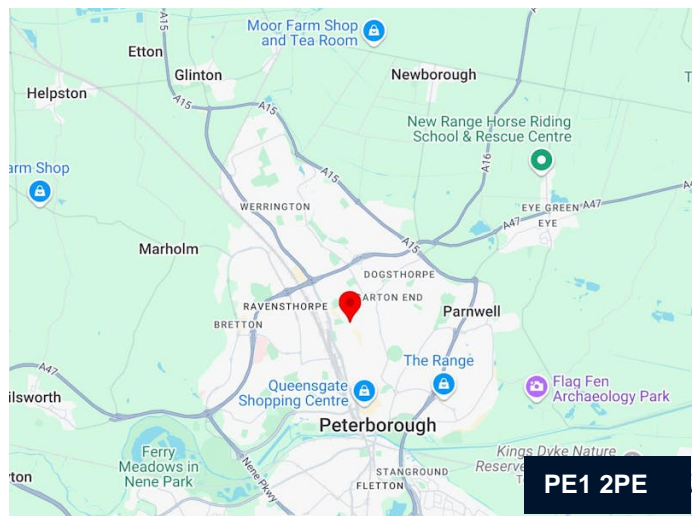
## Business Rates

Rateable Value - £104,000

Rates Payable - £56,784

## VAT

There will be VAT payable on the purchase.



## Contact

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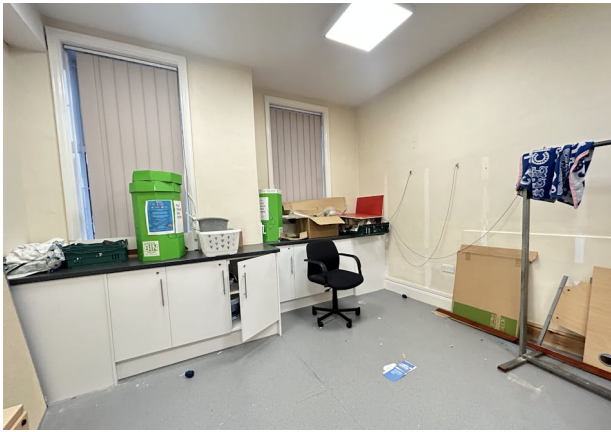
+44 (0) 7807 999 211

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## Energy performance certificate (EPC)

Peterborough City Council 441 Lincoln Road PETERBOROUGH PE1 2PE	Energy rating	Valid until: <b>2 March 2025</b>
	<b>C</b>	Certificate number: <b>9379-3022-0256-0300-3891</b>

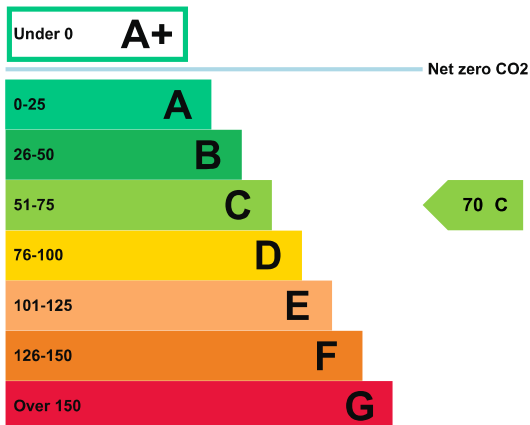
Property type	D1 Non-residential Institutions - Community/Day Centre
Total floor area	1,392 square metres

### 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

27 B

If typical of the existing stock

79 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	45.97

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0330-0345-7269-9292-8002\)](#).

## 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	Dan Butt
Telephone	(0)8450 500 022
Email	<a href="mailto:dan.butt@now-professional.com">dan.butt@now-professional.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	Quidos Limited
Assessor's ID	QUID200997
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Now Chartered Surveyors
Employer address	71-72A Bedford Place, Southampton, SO15 2DS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 February 2015
Date of certificate	3 March 2015