

INDUSTRIAL / WAREHOUSE TO LET

8 - 10 Trent Way

Peterborough, PE7 7AT



Key Highlights

- EPC Rating: B
- 4 Allocated parking spaces
- Suitable for light industrial, warehousing
- Easy access to the A1(M) and Cambridge
- Internal Office and toilet with office heating
- Electric loading doors
- LED lighting throughout
- Eaves height of 6m

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

01733 344414

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DESCRIPTION

Trent Way is part of the Enterprise Park, Yaxley development.

Trent Way is part of the latest phase at Enterprise Park. Units 8 & 10 consist of a steel portal frame construction with flat panel Tata Steel Trimapanel and Trisomet 333 cladding and roof lights. Each unit has an office and toilet with office heating, electric loading doors, and LED lighting throughout. The units, which have an eaves height of 6 metres, are separated by a breeze block wall. There is the opportunity to combine the units facilitating a Goods In/ Goods Out operation.

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

ACCOMMODATION

The accommodation comprises the following areas:

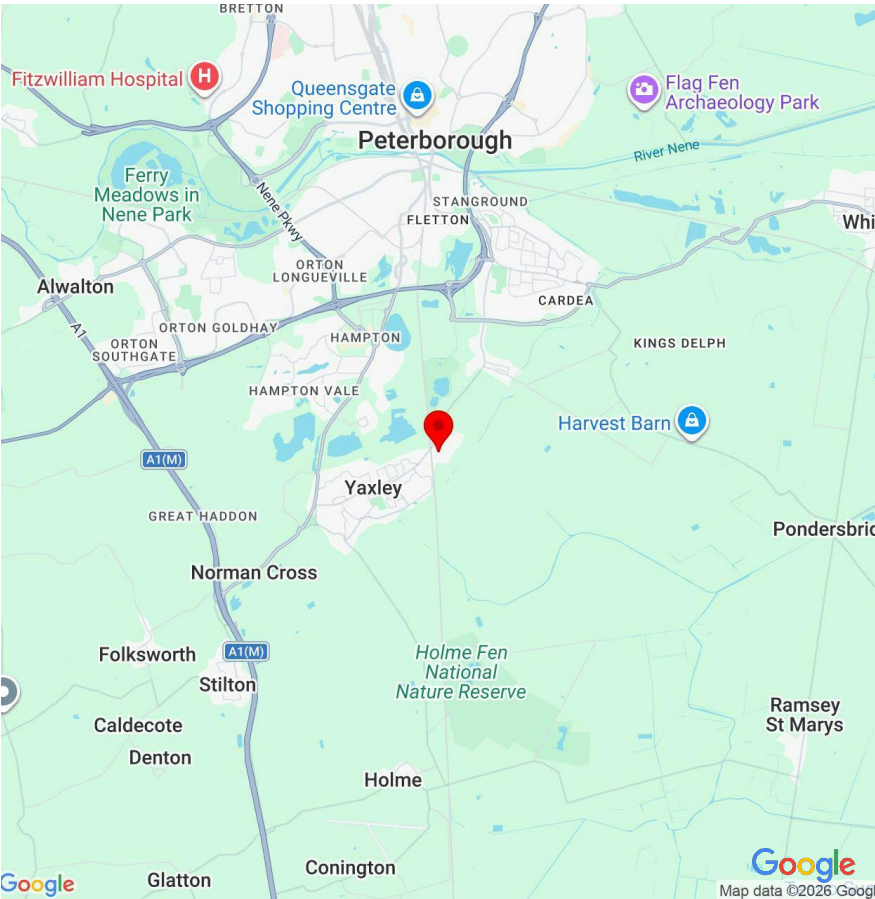
FLOOR AREA	SQ FT	SQ M
Unit - 8	1,685	157
Unit - 10	1,685	157
TOTAL	3,370	313

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.

Enterprise Park is a new 170,000 sq ft industrial/warehouse development. The site has direct access to Broadway and located 3 miles from J16 of the A1(M) at Norman Cross with access to the Parkway dual carriageway road system around Peterborough which is approximately 2 miles to the northeast.

The site is serviced by a main bus route and is adjacent to the recently developed Eagle Business. Nearby occupiers include Screwfix, Greggs, Howdens and many others.



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VIEWINGS

Strictly by appointment with the agents Savills - 01733 344414.

TERMS

The units are available to let on terms to be agreed. Guide rent of £33,700 per annum plus VAT for both units.

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 unit is to be assessed for business rates.

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

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

EPC

EPC Rating: B.

LEGAL COSTS

Each party are to bear their own costs in this transaction.

FLOOR PLANS

Available upon request.

CONTACTS

For further information please contact:

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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Energy performance certificate (EPC)

10 Trent Way Enterprise Park YAXLEY PE7 7AT	Energy rating B	Valid until: 12 August 2034
		Certificate number: 8498-3321-4414-4208-2971

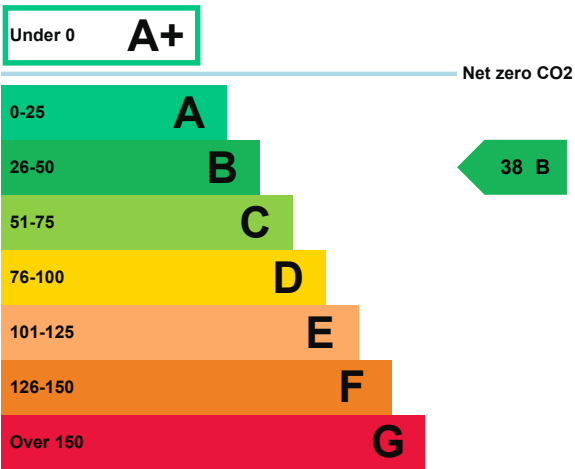
Property type	Storage or Distribution
Total floor area	152 square metres

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	13 A
If typical of the existing stock	53 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	4.54
Primary energy use (kWh/m ² per year)	48

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5214-9269-7277-1387-8845\)](#).

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	Willian Simpson
Telephone	01522797344
Email	william@barlingskwa.co.uk

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/014130
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 June 2023
Date of certificate	13 August 2024

Energy performance certificate (EPC)

8 Trent Way Enterprise Park YAXLEY PE7 7AT	Energy rating B	Valid until: 12 August 2034
		Certificate number: 4719-9813-5093-7356-5097

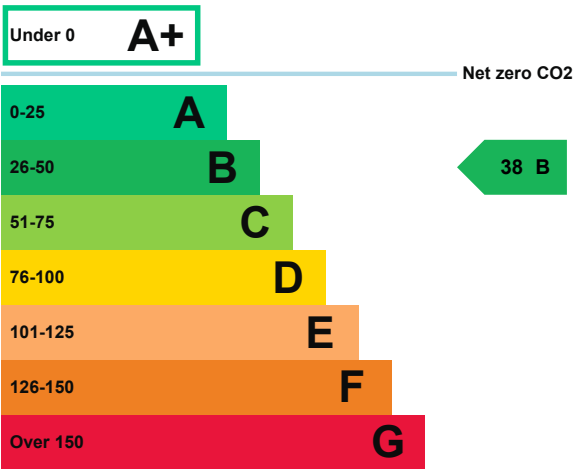
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