



Unit 1, The Broadlands

Newark Road, Peterborough, PE1 5WJ

Newly refurbished warehouse
with secure yard - To Let/For
Sale

78,825 to 108,983 sq ft
(7,323.08 to 10,124.85 sq m)

- Eaves height of 7.6m
- On site parking
- 1.55 acre self contained and secure yard
- Power 1250 kva
- 2 dock doors and 2 floor level loading doors
- Solar PVs capable of up to 438,256 kWh P.A.
- EPC A
- Front of unit let to Enterprise

Summary

Available Size	78,825 to 108,983 sq ft
Rent	£4.90 - £7.50 per sq ft
Rates Payable	£3.39 per sq ft (Estimated)
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse, mezzanine & storage	78,825	7,323.08	Available
1st - Offices, canteen, and ancillary	30,158	2,801.77	Available
Total	108,983	10,124.85	

Description

Unit 1 at The Broadlands, accessed via a private drive with direct access to Newark Road, offers a substantial warehouse with office accommodation and a self-contained yard and parking. Constructed in 2001, this unit features a 7.6m eaves height, 2 dock doors, and 2 floor-level loading doors. The surrounding yard provides ample circulation space, yard, and parking areas. The first and second-floor offices offer open-plan space for flexibility.

Unit 1 has recently undergone an extensive refurbishment to deliver Grade A accommodation. Unit 2, leased by Enterprise, serves as their vehicle maintenance and office space, enhancing the site's appeal for businesses with similar needs.

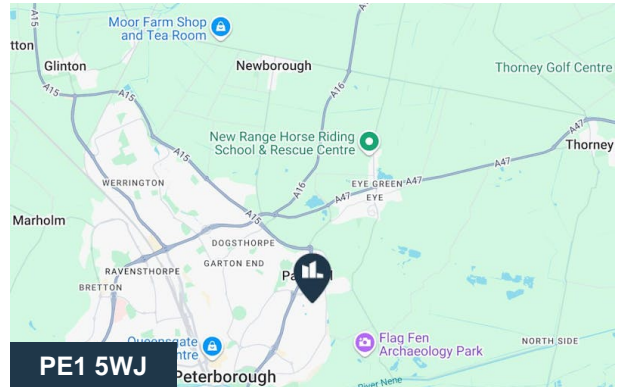
Ideal for companies seeking modern, adaptable warehouse and office space with excellent access and facilities.

Location

The property is located in Peterborough's prime industrial and logistics hub, Eastern Industry, just 2 miles north-east of the city centre. Positioned directly next to the renowned Perkins Engines Eastfield Complex, this site benefits from excellent connectivity and a strong commercial environment.

With prominent frontage onto Newark Road and easy access to major transport links, the property is less than 1 mile from Junction 7 of the Frank Perkins Parkway (A1139), providing fast connections to the A1(M) for north/south routes and the A47 for east/west distribution.

Eastern Industry is home to a wide range of national and international occupiers, making it one of the most sought-after industrial locations in Peterborough. Nearby major employers include Perkins Engines, Caterpillar, Randstad, McCain, Tesco, Yearsley Group, Royal Mail, Comparethemarket, Oatly, Lidl, Coloplast, Amazon and IKEA, underlining the area's reputation as a leading destination for manufacturing, warehousing and distribution operations.



Viewing & Further Information



Will Elphinstone

07876 131346

willelphinstone@tydusre.com



Sophie Dickens

07763 206550

sophiedickens@tydusre.com



Joe Sagoe

07869 046125

Joesagoe@tydusre.com

Edward Gee (Savills)

07807 999 211

This strategic location offers businesses the opportunity to establish themselves within a thriving industrial and commercial centre, supported by excellent road links and a well-established local workforce.