

**INDUSTRIAL TO LET**

# Wulfric Square Bretton

Cambridgeshire, PE3 8RF



## Key Highlights

- 1.75 miles from city centre
- Flexible terms
- Good on site parking
- Suitable for a range of uses - subject to planning
- Secure site with 24 hour access
- EPC - C

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

**01733 344414**

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## DESCRIPTION

Wulfric Square comprises 30 industrial units of steel frame construction with elevations of brick and corrugated cladding. Each unit has an electrically operated roller shutter door and car parking. Internally the units have fluorescent lighting and WC facilities.

Unit 4 - 625 sq ft - Coming soon - available from October

Unit 16 - 990 sq ft - Available

Unit 21 - 2,200 sq ft - Available

Unit 25 - 1,650 sq ft - Available

Unit 26 - 1,650 sq ft - Available

Unit 28 - 1,650 sq ft - small office space inside, Available

## ACCOMMODATION

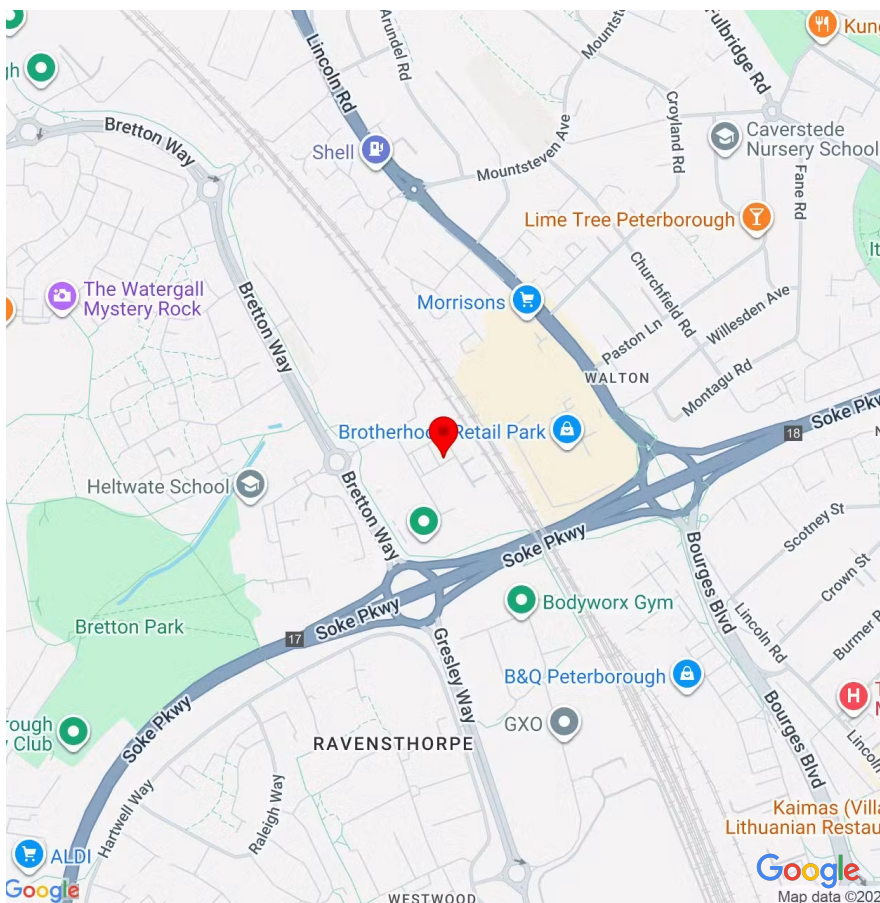
| FLOOR AREA | SQ FT | SQ M |
|------------|-------|------|
| Unit - 4   | 625   | 58   |
| Unit - 16  | 990   | 92   |
| Unit - 21  | 2,200 | 204  |
| Unit - 25  | 1,650 | 153  |
| Unit - 26  | 1,650 | 153  |
| Unit - 28  | 1,650 | 153  |

## LOCATION

Peterborough is a historic 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 Railway Station is on the East Coast Mainline which allows direct access to London King's Cross with a fastest journey time of approximately 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 55 min). Peterborough is also served by the Cross Country operated Birmingham to Peterborough line with services to Leicester (55 min) and Birmingham (1 hr 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports.

Peterborough is adjacent to the A1(M) with J17 approximately 2.5 miles away. There is also good access to A47, A15 and A605 via the Peterborough dual carriageway road system (Parkways).

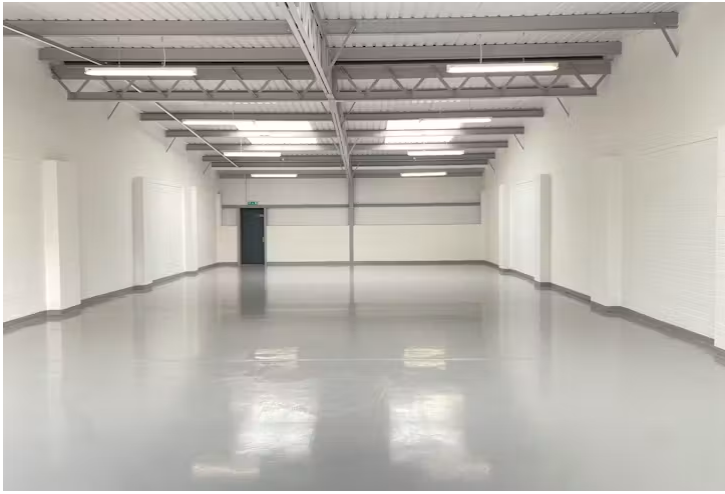


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## VIEWINGS

Strictly by appointment with the sole agents.

## TERMS

The following options are available:- Fixed 3 year agreement - 7.5% discount on the Principal Rent would be offered 3 year agreement with an annual break...

## 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 VOA website lists the property with a rateable value of £18,500.

## SERVICE CHARGE

A service charge is payable towards the maintenance of common areas. Further details are available upon request.

## VAT

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

## EPC

The property currently has an EPC assessment of C - 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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# Energy performance certificate (EPC)

|                                                         |                        |                                 |                          |
|---------------------------------------------------------|------------------------|---------------------------------|--------------------------|
| 21 Wulfric Square<br>Bretton<br>PETERBOROUGH<br>PE3 8RF | Energy rating<br><br>C | Valid until:                    | 4 March 2035             |
|                                                         |                        | Certificate number:             | 2347-8203-2547-5424-6245 |
| Property type                                           |                        | Offices and Workshop Businesses |                          |
| Total floor area                                        |                        | 206 square metres               |                          |

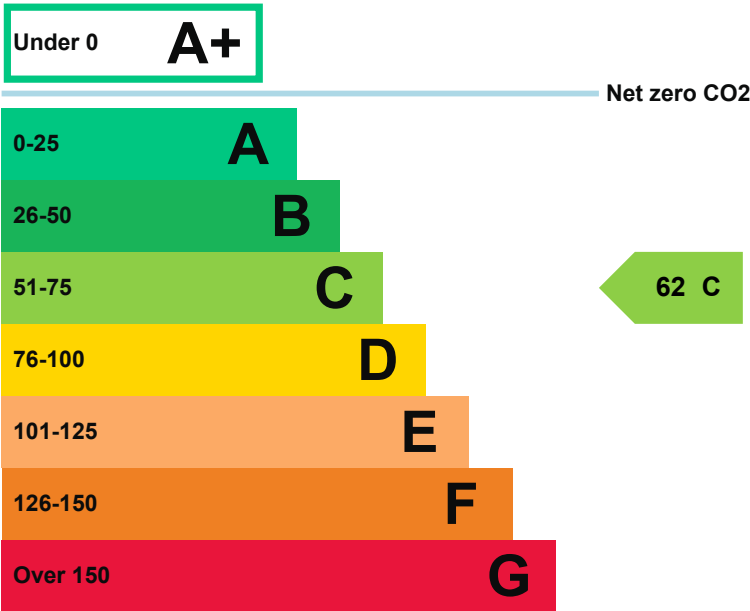
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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



If typical of the existing stock

56 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 <sub>2</sub> /m <sup>2</sup> per year) | 4.97                            |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 54                              |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0150-5487-0255-7512-7349\)](#).

## 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 | James McSorley                                                   |
| Telephone       | 07812 345 153                                                    |
| Email           | <a href="mailto:jms@energy-rating.org">jms@energy-rating.org</a> |

### 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/016017                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Energy Rating Services Ltd                                |
| Employer address       | 5 Beconsall lane Hesketh bank PR4 6RR                     |
| Assessor's declaration | The assessor is not related to the owner of the property. |

**Date of assessment**

25 February 2025

**Date of certificate**

5 March 2025

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**[9020-6949-0314-7540-6080 \(/energy-certificate/9020-6949-0314-7540-6080\)](#)**Expired on**

4 December 2024

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

### OGI

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