

**INDUSTRIAL TO LET / FOR SALE**

# 3 Milnyard Square

Peterborough, PE2 6GX



## Key Highlights

- Terraced industrial/workshop unit
- EPC Rating: D
- Prominent industrial location
- Eaves height from 3.53m to 4.34m max
- Secure gated yard with CCTV
- Roller shutter doors to front & rear
- Sale price of £825,000 and a rental price of £60,000 per annum

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

**01733 344414**

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## DESCRIPTION

The property is a terraced industrial/workshop unit of steel frame construction with low level brickwork and profiled metal cladding to eaves and a pitched roof. Internally there is a mix of warehouse and office space, CCTV system fitted onsite, commercial gas meter, 3 phase electric, gas central heated offices, LED lighting, two roller shutter doors to the front & rear, kitchen and WC facilities. The property is situated within a gated estate with CCTV providing parking for approximately 20 vehicles. There is a variable eaves height from 3.53m, 3.85m to 4.45m maximum.

## ACCOMMODATION

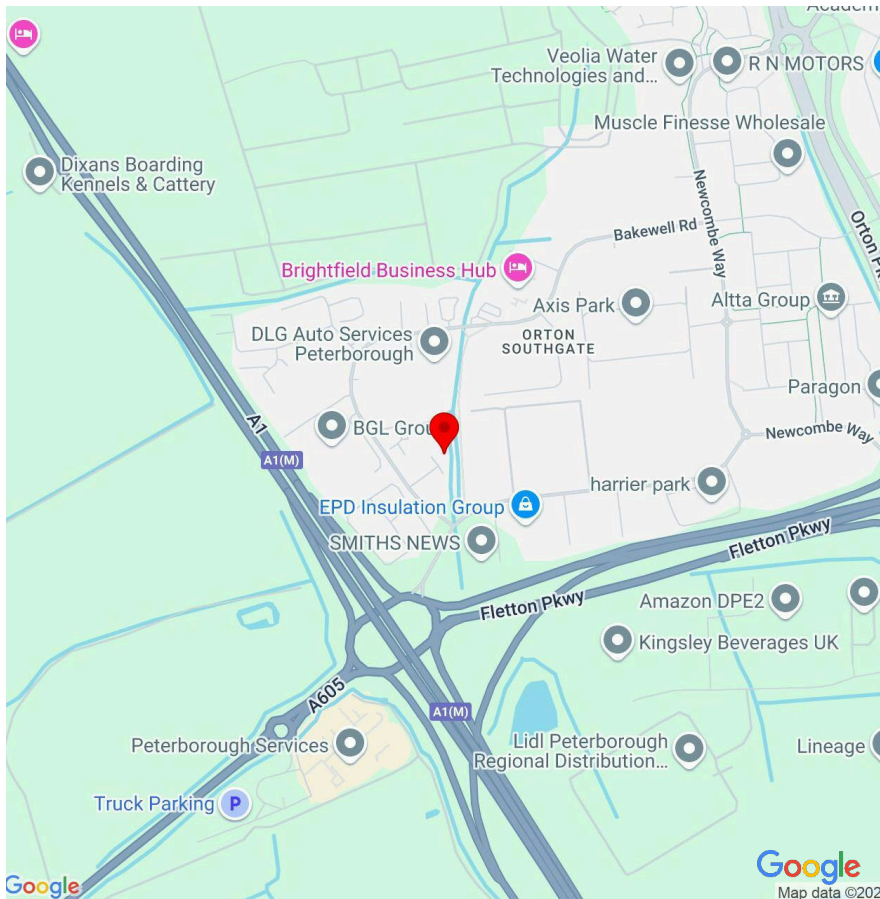
FLOOR AREA	SQ FT	SQ M
Ground - Industrial/workshop	7,900	734

## LOCATION

Peterborough is a cathedral city in Cambridgeshire. 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 benefits from a diverse economy, ranging from small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.

The unit is located in Orton Southgate, Peterborough's prime commercial location approximately 6 miles north of Peterborough city centre and close to J17 of the A1(M).



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### VIEWINGS

Strictly by appointment with the sole agents.

### TERMS

Sale price of £825,000 and a rental price of £60,000 per annum.

### LEGAL COSTS

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

### BUSINESS RATES

From enquiries made of the VOA website we understand the property has the following RV's:  
3A - £12,000 3B - £11,000 3C - £7,800

### VAT

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

### SERVICE CHARGE

There is no service charge payable.

### EPC

D Rating.

### 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.

### FLOOR PLANS

Floor plans available upon request.

### CONTACTS

For further information please contact:

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+44 (0) 1733 201388

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07483705176

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# Energy performance certificate (EPC)

3 Milnyard Square Orton Southgate PETERBOROUGH PE2 6GX	Energy rating	Valid until: <b>13 March 2033</b>
	<b>D</b>	Certificate number: <b>9945-5202-6290-4394-0878</b>

Property type	General Industrial and Special Industrial Groups
Total floor area	762 square metres

## Rules on letting this property

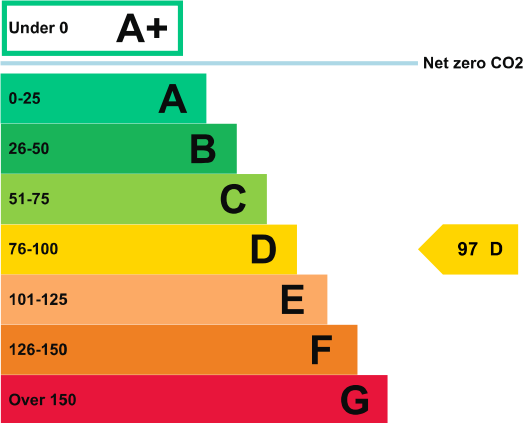
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

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	<b>16 A</b>
If typical of the existing stock	<b>64 C</b>

## 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)	31.68
Primary energy use (kWh/m <sup>2</sup> per year)	196

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5364-8027-3123-5084-3861\)](/energy-certificate/5364-8027-3123-5084-3861).

## 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	Anthony Claydon
Telephone	01733 442096
Email	<a href="mailto:info@yesenergysurveys.com">info@yesenergysurveys.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019571
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Yes Energy Surveys Ltd
Employer address	35 Leiston Court, Eye, Peterborough, Cambridgeshire, PE6 7WL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 March 2023
Date of certificate	14 March 2023