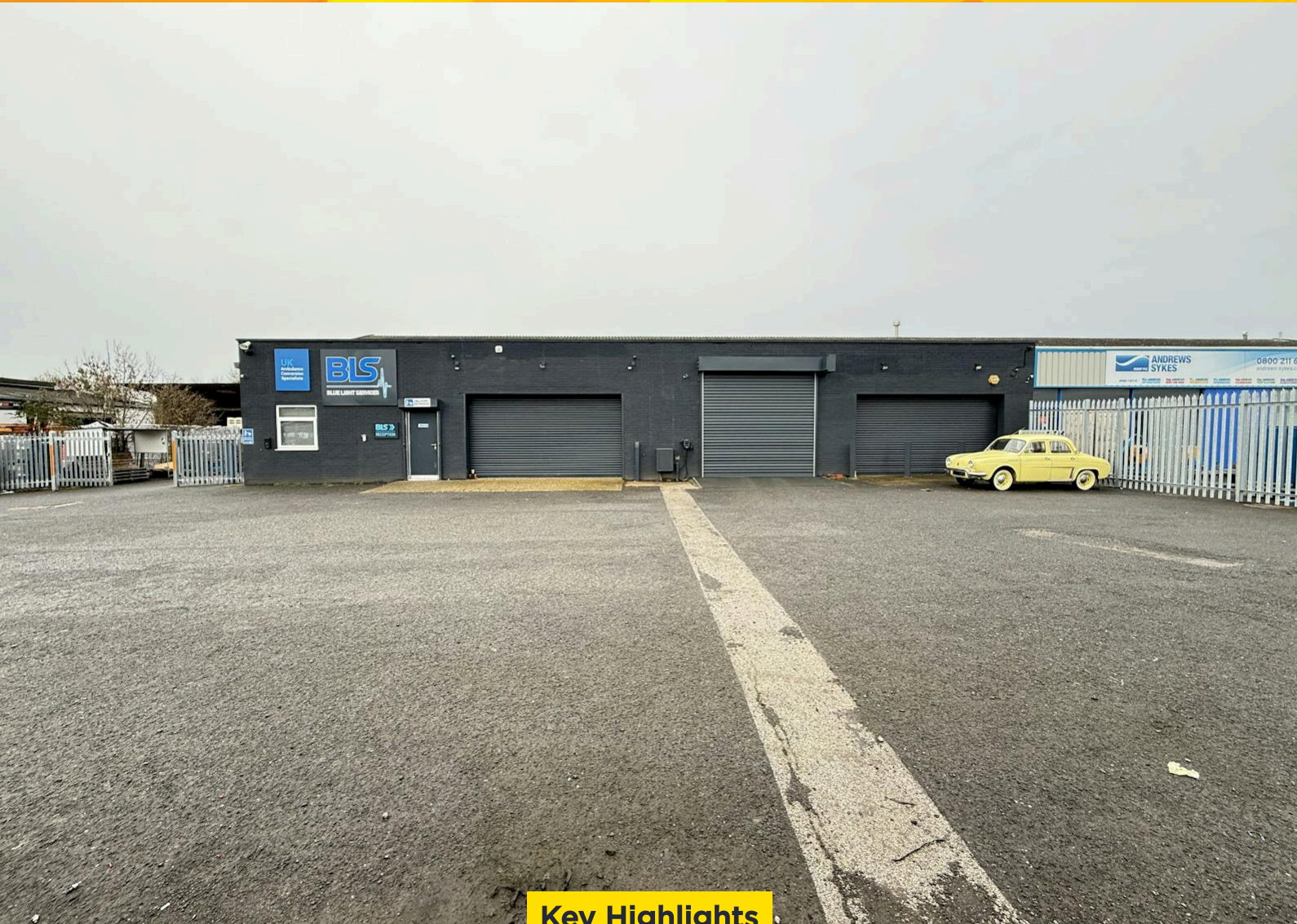


INDUSTRIAL TO LET

2 Royce Road

Peterborough, PE1 5YB



Key Highlights

- Detached unit on self-contained site
- Suitable for trade counter use
- Workshop with offices and car parking
- 8,476 sq ft (787 sq m)
- Three loading doors to front elevation
- EPC: D

Stuart House
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Peterborough, PE1 5DD

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DESCRIPTION

The property comprises a detached securely gated 1970's industrial unit of steel portal frame construction with elevations clad in brick. To the front of the property there is a large tarmac parking area and access to the side and rear to provide additional parking.

Internally, the building is made up of a large open plan warehouse with a suspended ceiling and LED lighting. There is a staff room, a break out area, cellular offices, a mezzanine floor with a loading gate and new WC's.

The property also has EV charging points internally and externally, 3 phase power, a new CCTV and fire alarm system, security bars and a gas heater system.

ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Ground - Floor	7,987	742
1st - Floor - Mezzanine	489	45
TOTAL	8,476	787

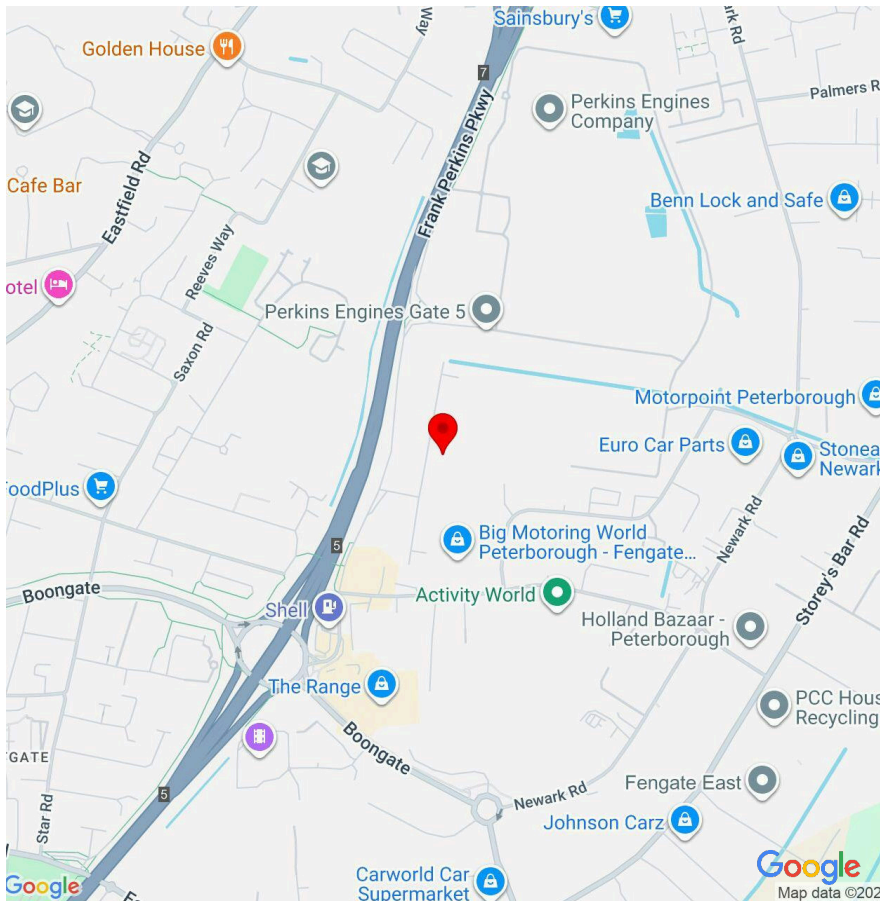


LOCATION

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). There is also good access to A47, A15 and A605 via the Peterborough dual carriageway road system (Parkways). It has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population with a current population within the urban area of approximately 205,000.

Royce Road is located within the Eastern Industrial Area of Peterborough, a well established commercial area. Nearby occupiers include Caterpillar Perkins, Big Motor World, Rexel and Blue Light Services.

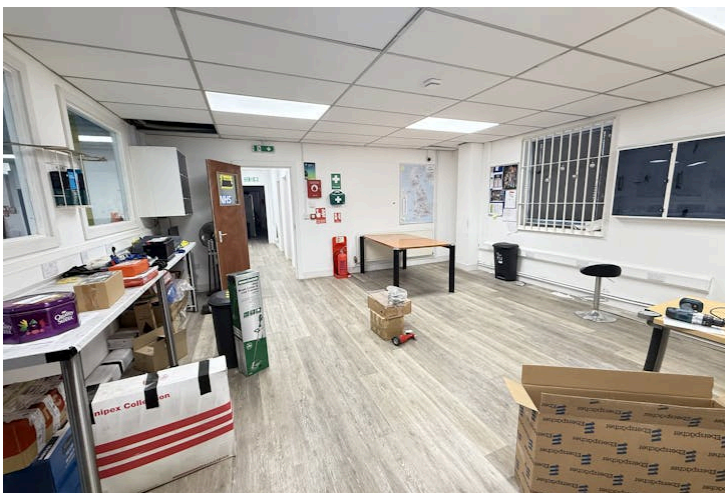


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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

The property is available to let on terms to be agreed at a quoting rent of £70,000 per annum exclusive.

PLANNING

Interested parties are advised to make their own investigations the Local Planning Authority.

BUSINESS RATES

The Valuation Office Agency website lists the property with a current rateable value of £35,500. From April 2026 this will increase to £46,250.

LEGAL COSTS

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

SERVICES

Mains water, gas, electricity and drainage are all believed to be connected to the site. No services have been tested and no warranties can be given.

EPC

The property has an EPC rating of D - see attached certificate.

AML

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 on 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)

2 Royce Road Fengate PETERBOROUGH PE1 5YB	Energy rating	Valid until: 1 March 2033
	D	Certificate number: 6414-7100-2380-7587-8213

Property type	Storage or Distribution
Total floor area	729 square metres

Rules on letting this property

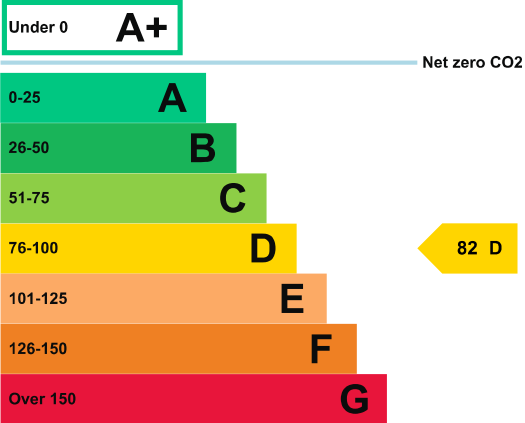
Properties can be let if they have an energy rating from A+ to E.

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	20 A
If typical of the existing stock	81 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 ₂ /m ² per year)	38.22
Primary energy use (kWh/m ² per year)	233

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7355-7319-6984-2237-2041\)](#).

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	Robin Mapleston
Telephone	01455883250
Email	info@epcforproperty.net

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/010213
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC for Property
Employer address	Co. 4 Western Avenue Saxilby Lincoln LN1 2NT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 March 2023
Date of certificate	2 March 2023