



UNIT ONE  
**THE BROADLANDS**

NEWARK ROAD, PETERBOROUGH, PE1 5WG



Boundaries are indicative only

**NEWLY REFURBISHED WAREHOUSE WITH SECURE YARD**

FROM

**79,000 - 109,000 SQ FT**





**7.6m**  
eaves height



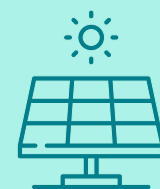
**NEW  
LEASE**



**1.55** acre  
Self contained secure yard



**EPC A**



**SOLAR PVs CAPABLE OF  
UP TO 438,256 kWh P.A.**

**SAVING OVER £100,000 P.A. ON ENERGY BILLS\***

\*All saving and energy generation figures are based on PV provision and £0.25 kWh electricity cost.  
c. 438,250 kWh saves around 122,600kg of carbon per annum.



# IN GOOD COMPANY

The property is situated in the primary industrial area of the city known as Eastern Industry and is approximately 2 miles north east of the city centre, next to Perkins Engines Eastfield Complex.

The site has frontage onto Newark Road and is within 1 mile of J7 of the Frank Perkins Parkway [A1139] which connects with the A1[M] [north / south] and the A47 [east / west].

Major employers in Peterborough include Perkins Engines, Caterpillar, Randstad, McCain, Tesco, Yearsley Group, Royal Mail, Comparethemarket, Oatly, Lidl, Coloplast, Amazon and IKEA.

SAT NAV:  
PE1 5WG







## LOCATION

Peterborough is a cathedral city within Cambridgeshire and is one of the largest cities within the South East region. It is situated approximately 85 miles north east of London, 44 miles north of Cambridge and 86 miles east of Birmingham.

The city is situated east of the A1(M), which offers an excellent north-south route along the East of England. This route connects to the M25 and London in the south, and to Yorkshire, Lincolnshire, and the North East in the north. The A47 offers access westward to junction 21 of the M1, while heading east, it connects to the A14. This, in turn, links to the A1(M) and provides routes to the deep-water port of Felixstowe.

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 50 minutes.

Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 30 min) Newcastle (2 hr 25 min) and Edinburgh (3 hr 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 44 min).

Peterborough is within easy reach of Luton, Stanstead, Birmingham and East Midlands airports.





ACCOMMODATION

The space comprises:

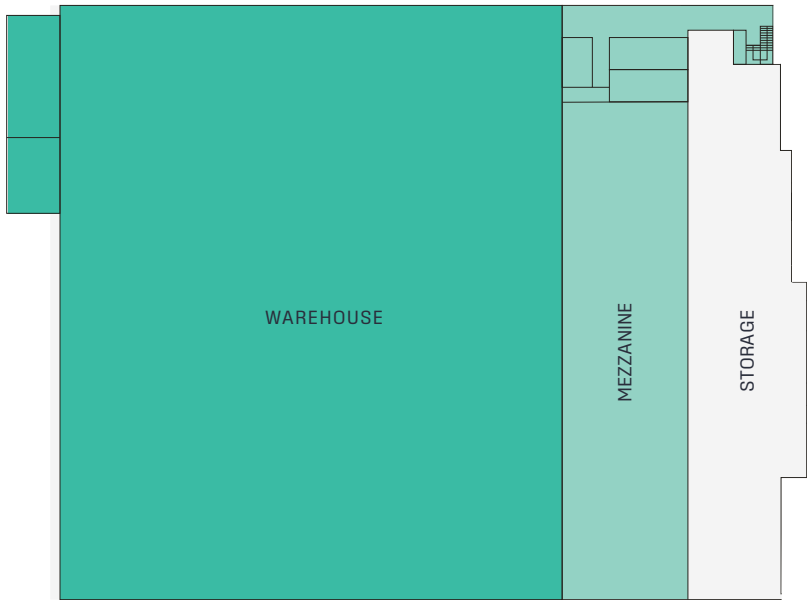
Warehouse	54,569 sq ft	5,070 sq m
Mezzanine and storage	24,256 sq ft	2,253 sq m
Offices, restaurant and ancillary	30,158 sq ft	2,802 sq m
Total [Approx GIA]	108,983 sq ft	10,125 sq m

Use of 34 parking spaces within shared car park.  
The office space can be split or used for other purposes.

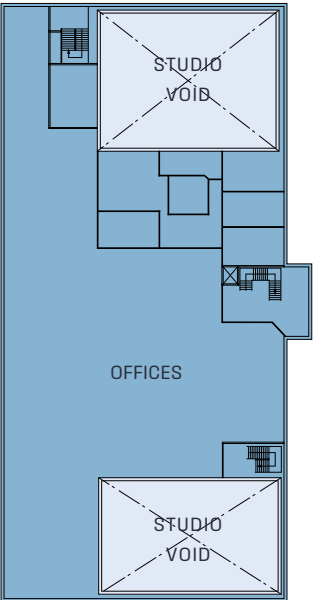
TERMS

The property is available to let on terms to be agreed. New lease directly from landlord.

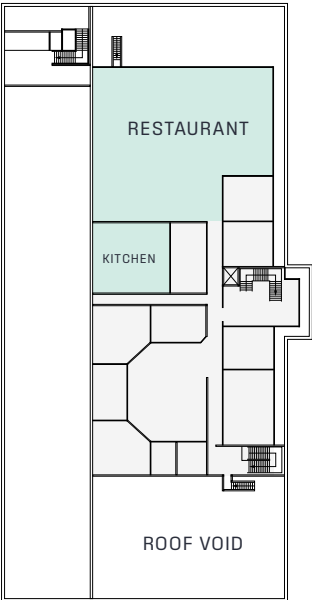
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



78,825 SQ FT OF WAREHOUSE AND STORAGE ACCOMMODATION

EPC

EPC A rated.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

BUSINESS RATES

Business rates payable for the whole site equate to £386,560 per annum which breaks back to £3.12 per sq ft for unit 1. It is anticipated the VOA may re value unit 1 following the split of the site to create 2 units. An estimate is available upon application





# WAREHOUSE



Steel portal frame  
warehouse



7.6m eaves height to  
underside of haunch



Profile metal clad  
elevations with  
internal blockwork to  
a height of 2m



Mezzanine over  
20% of the  
warehouse area



Plant  
room



Forklift charging  
area and joinery  
workshop to rear



2 dock levellers  
and 2 level access  
loading doors



Recently refurbished



Refurbished  
concrete floor



LED lighting



Solar panels



Power 1250 kva



# OFFICE/ RESTAURANT/ ANCILLARY



Accommodation  
arranged over first and  
second floors



Entrance  
& reception



Comfort  
cooling



Raised floors  
to the offices



Suspended  
ceilings



Staff restaurant  
on second floor







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## VIEWINGS

Strictly by appointment through the joint agents.

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