

BOURGES VIEW

Peterborough PE1 2AS

- › 2 trade units
- › 2 industrial/warehouse units
- › 2,789 - 10,549 sq ft (units 20-21 combined)
- › Peterborough's premier trade location

To let



Chancerygate BRIDGES

Available now

BOURGES VIEW

Established retail, trade and industrial location

Maskew Avenue benefits from access to Bourges Boulevard (A15),
the A47 (Norwich to Leicester) and the A1 (London to Edinburgh)

2 miles to the city centre

26,580 vehicles pass Bourges Boulevard daily*


*Department for Transport website


Planning Use

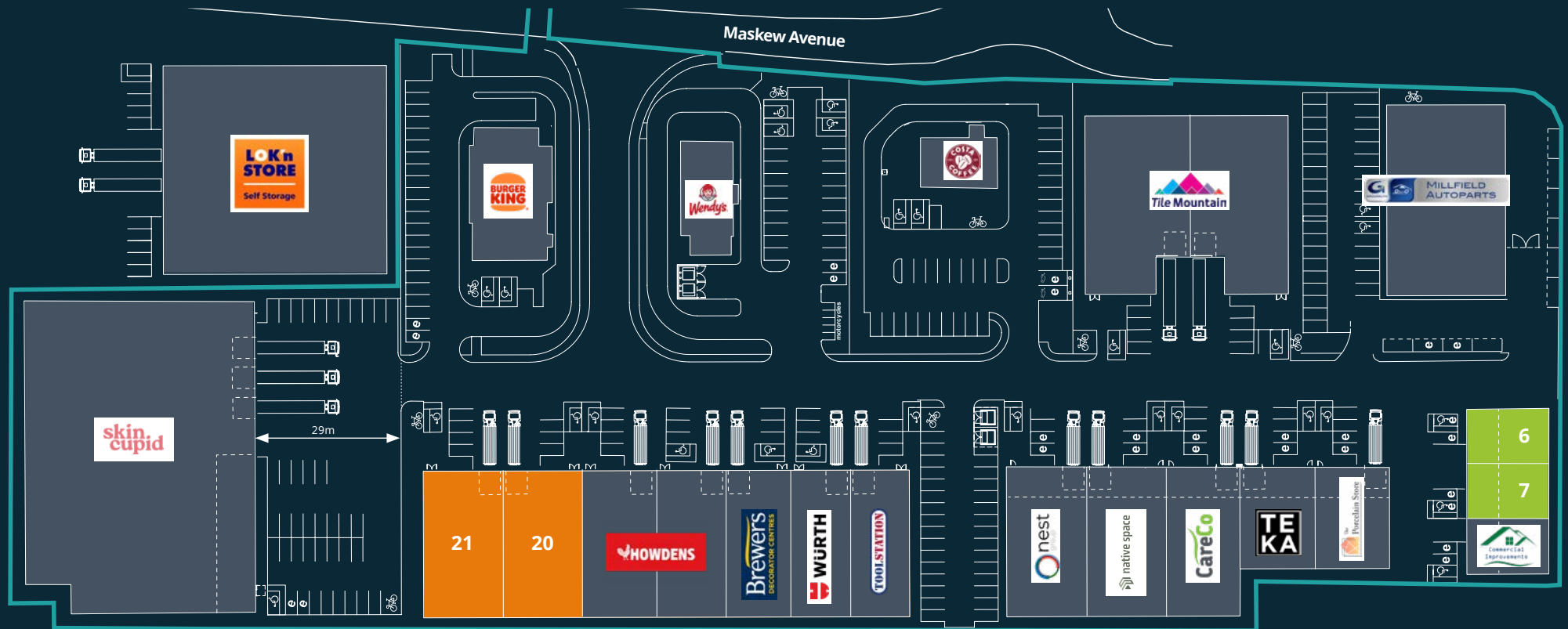
Planning Use Class E(g) (iii) (formally B1c) B2 and B8 uses

Terms

Available on a leasehold basis

 Industrial/warehouse

 Trade counter



Accommodation

All area on a GEA (Gross External Area) basis

| Unit | Ground Floor (sq ft) | First Floor (sq ft) | Total (sq ft) |
|------|------------------------------------|------------------------|------------------|
| 3 | LET TO TILE MOUNTAIN | | 7,972 |
| 4 | LET TO TILE MOUNTAIN | | 7,592 |
| 15 | LET TO TOOLSTATION | | 4,034 |
| 16 | LET TO WURTH | | 3,903 |
| 17 | LET TO BREWERS | | 4,229 |
| 18 | LET TO HOWDENS | | 4,554 |
| 19 | LET TO HOWDENS | | 4,884 |
| 20 | 5,205 | - | 5,205 |
| 21 | 5,344 | - | 5,344 |
| 6 | 2,087 | 827 | 2,914 |
| 7 | 1,998 | 791 | 2,789 |
| 8 | LET TO COMMERCIAL IMPROVEMENTS LTD | | 2,907 |
| 9 | LET TO THE PORCELAIN STORE | | 4,640 |
| 10 | LET TO TEKA | | 4,508 |
| 11 | LET TO CARE CO | | 6,096 |
| 12 | LET TO NATIVE SPACE | | 6,436 |
| 14 | LET TO NEST GROUP | | 6,630 |
| 22 | LET TO SKIN CUPID | | 34,514 |



Trade Units 20-21

5,205 up to 10,549 sq ft (units combined)

General Specification

Flexible trade units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs with no first floors.



- 24/7 use
- 12 year collateral warranty





BOURGES VIEW



Industrial and Warehouse Units 6-7

2,789 up to 5,703 sq ft (units combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



6.5-8.4m clear internal height



37.5kN sq m floor loading



1 level electric loading door



Ability to combine units



First floor for storage or fitting out as office space



6.6m - 11.6m yard depths

- 24/7 use
- 12 year collateral warranty





BOURGES VIEW





Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.



Low air permeability design

15%
warehouse roof
lights increasing
natural daylight

Photovoltaic
panels units
15 and 22

BREEAM
'Very Good'

EPC A & B

High
performance
insulated cladding
and roof
materials

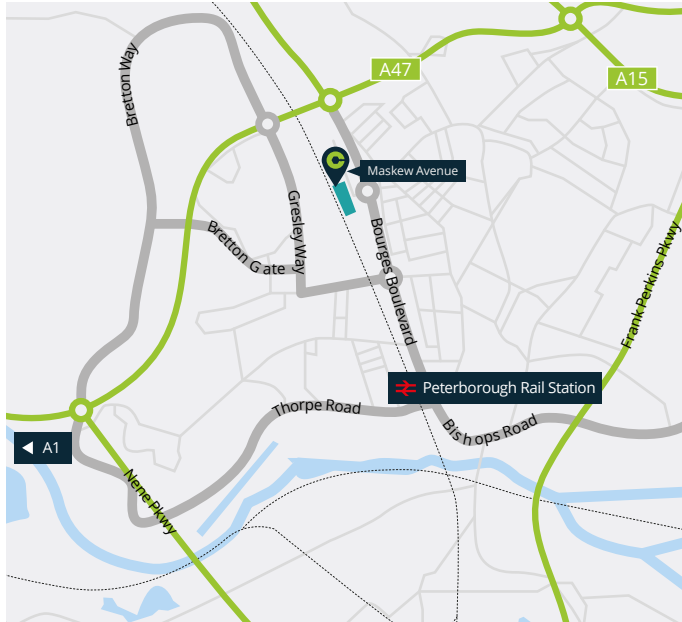
Exterior
or interior
cycle storage to
encourage
cycling to
work

Active
and passive
Electric Vehicle
charging
points

Landscaping
including
native and
non-native
species



BOURGES VIEW



bourgesview.co.uk

Travel Distances

🚗 Road (miles):

| | |
|-------|-----|
| A15 | 0.2 |
| A1(M) | 6.5 |
| A14 | 25 |
| M1 | 51 |

🚆 Rail times from Peterborough (minutes):

| | |
|--------------------|----|
| London Kings Cross | 50 |
| Leicester | 55 |
| Norwich | 90 |

🏠 Town (miles):

| | |
|--------------------------|----|
| Peterborough City Centre | 2 |
| Corby | 25 |
| Bedford | 41 |
| Cambridge | 42 |
| Northampton | 45 |
| Milton Keynes | 53 |
| Birmingham | 85 |
| London | 87 |

Maskew Avenue,
Peterborough PE1 2AS

/// models.fears.drain

More information available
through the marketing agents:



Sophie Dickens 07763 206550
sophiedickens@tydusre.com

Joe Sagoe 07869 046125
joesagoe@tydusre.com



Gavin Hynes 07834 098188
gavin.hynes@eddisons.com

Julian Welch 07713 118053
julian.welch@eddisons.com

A development by:

BRIDGES
Chancerygate

George Dickens 07767 254234
gdickens@chancerygate.com

Olivia Ashby 07570 674855
oashby@chancerygate.com

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations.
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