

# BOURGES VIEW

## Peterborough PE1 2FG

- › 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

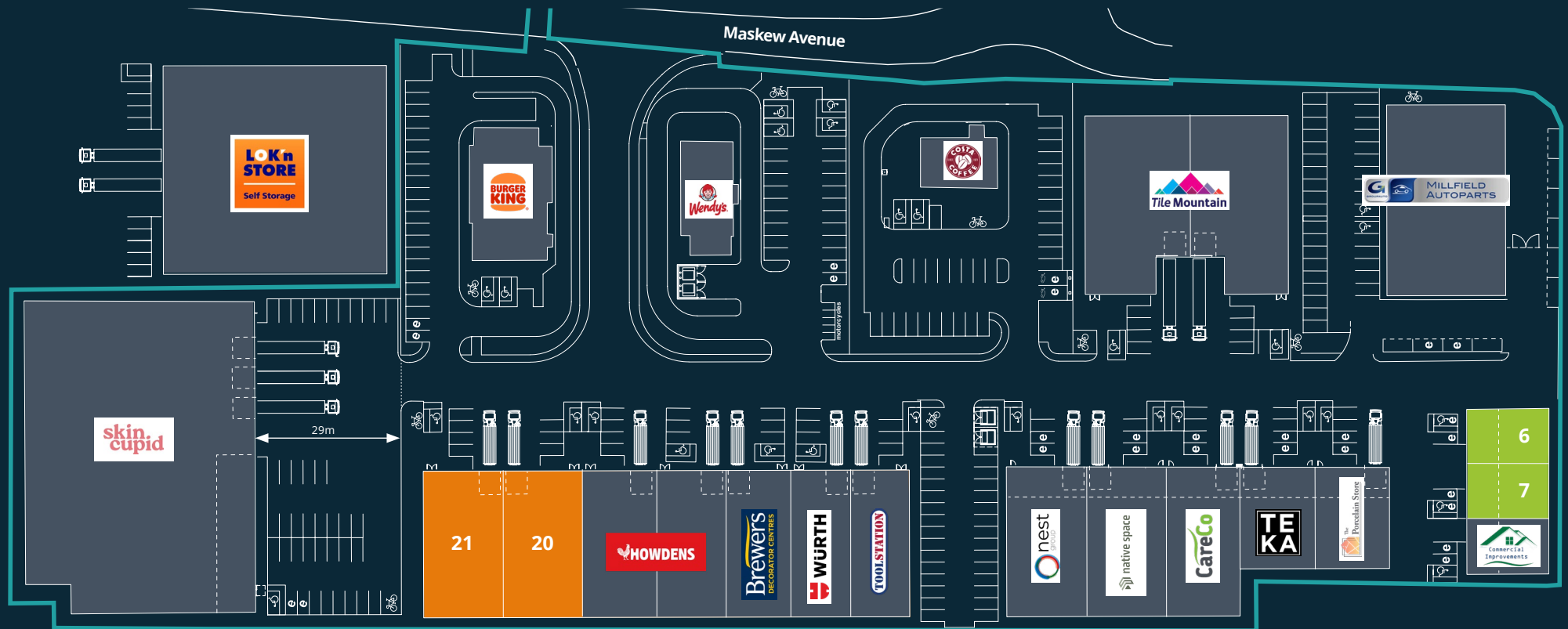
Planning Use Class E(g) (iii) (formally B1c) B2 and B8 uses

Industrial/warehouse

Trade counter

## Terms

Available on a leasehold basis



# 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



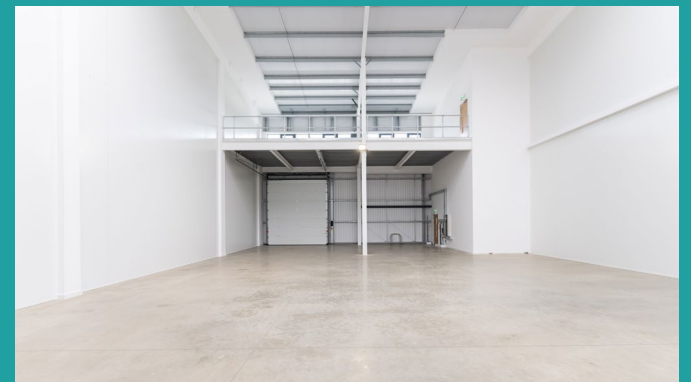
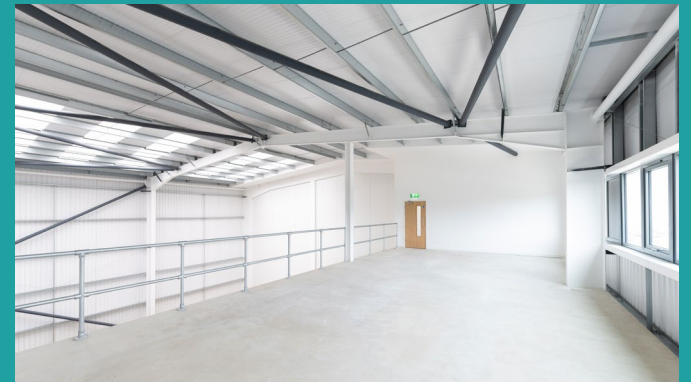
6.6m - 11.6m yard depths

- 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

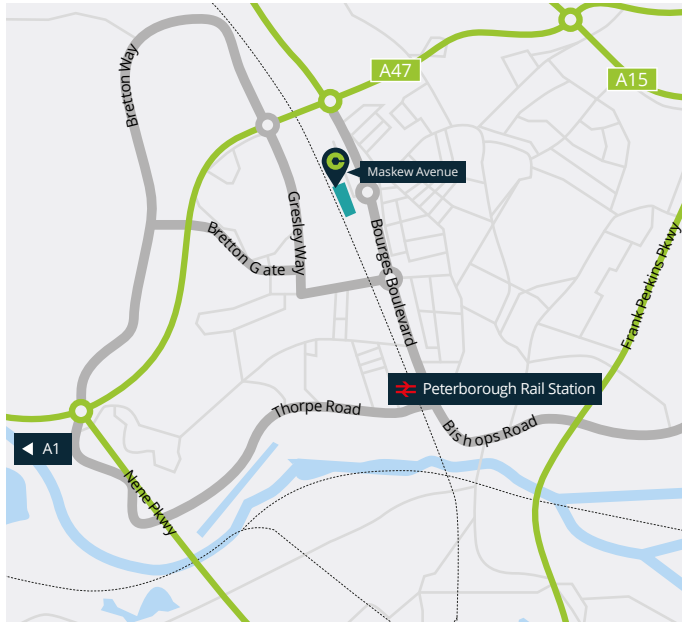
Exterior  
or interior  
cycle storage to  
encourage  
cycling to  
work

Active  
and passive  
Electric Vehicle  
charging  
points

Landscaping  
including  
native and  
non-native  
species



# BOURGES VIEW



[bourgesview.co.uk](http://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 2FG

/// [models.fears.drain](http://models.fears.drain)

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