

TO LET

Office, Industrial / Warehouse

Office with adjoining warehouse
located on industrial estate with
benefit of good parking

 [View Video Tour](#)

Rent

£40,750 per annum



Summary



3,119 sq ft office with 2,315 sq ft warehouse



Ideal for office HQ with industrial warehouse attached



On site parking



3 phase power



5.05m eaves height



Secure site

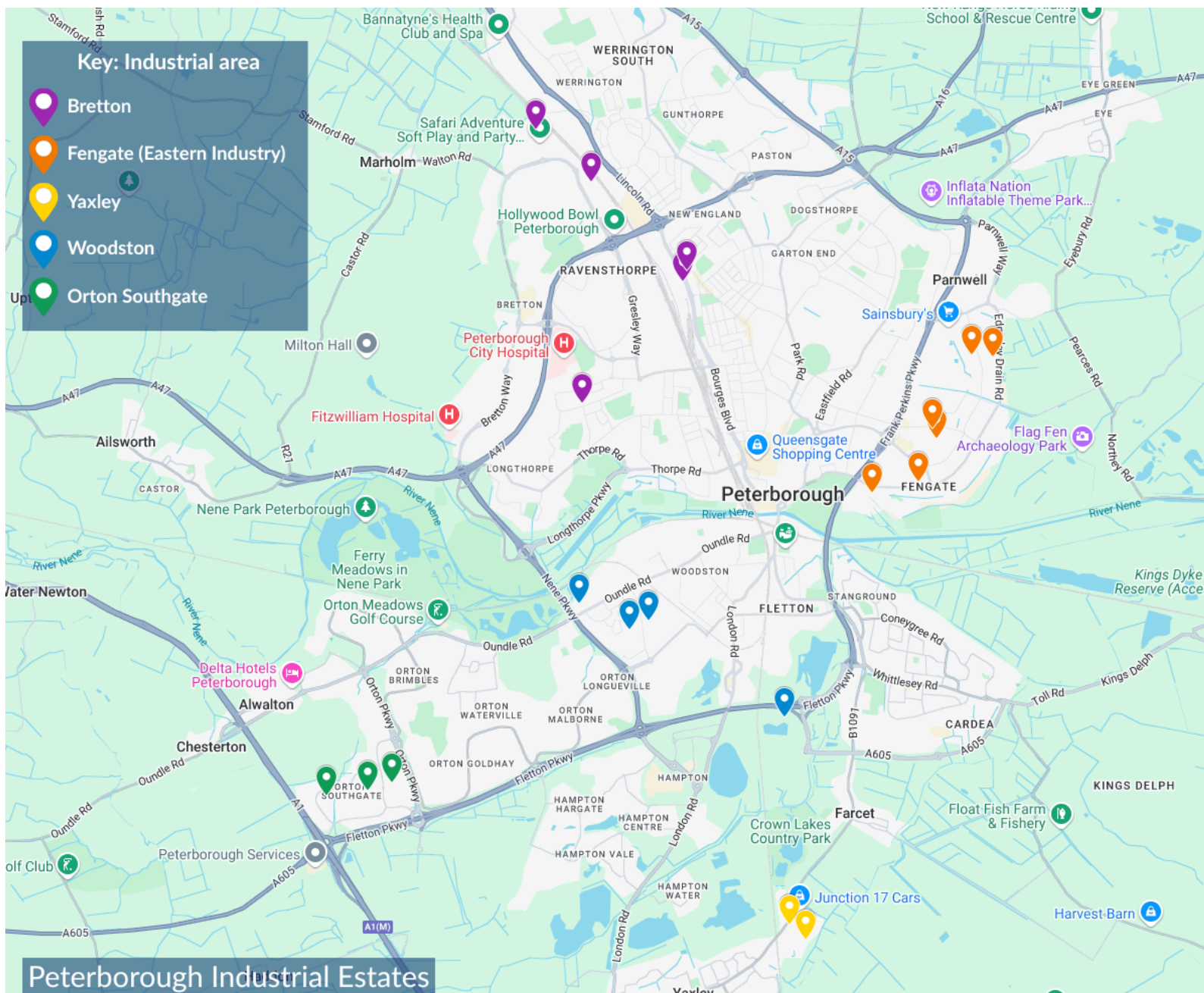


EPC Rating B



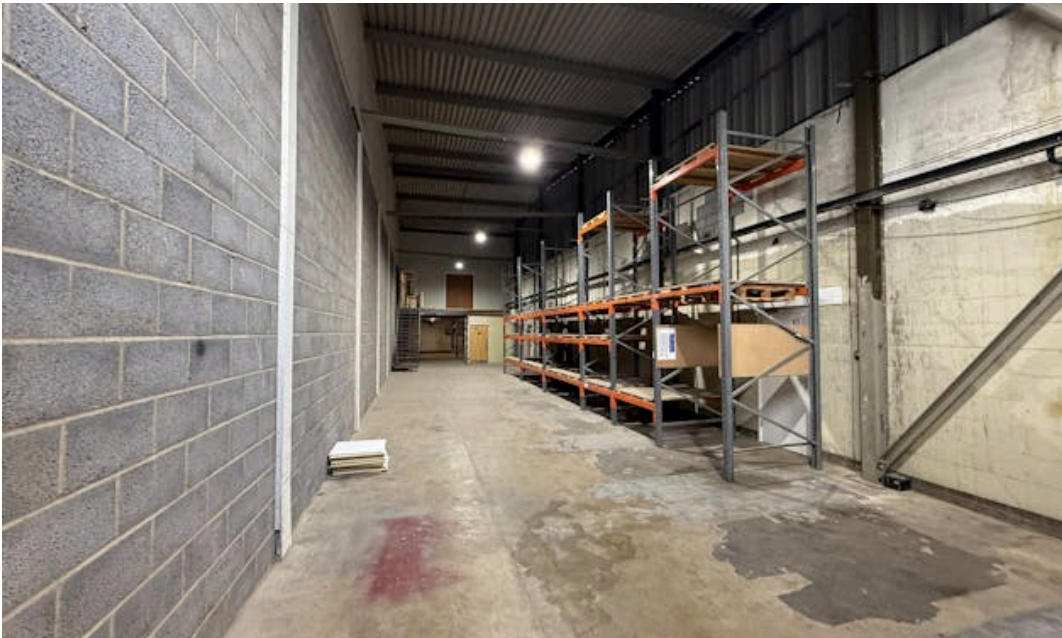
Established commercial area with excellent connectivity





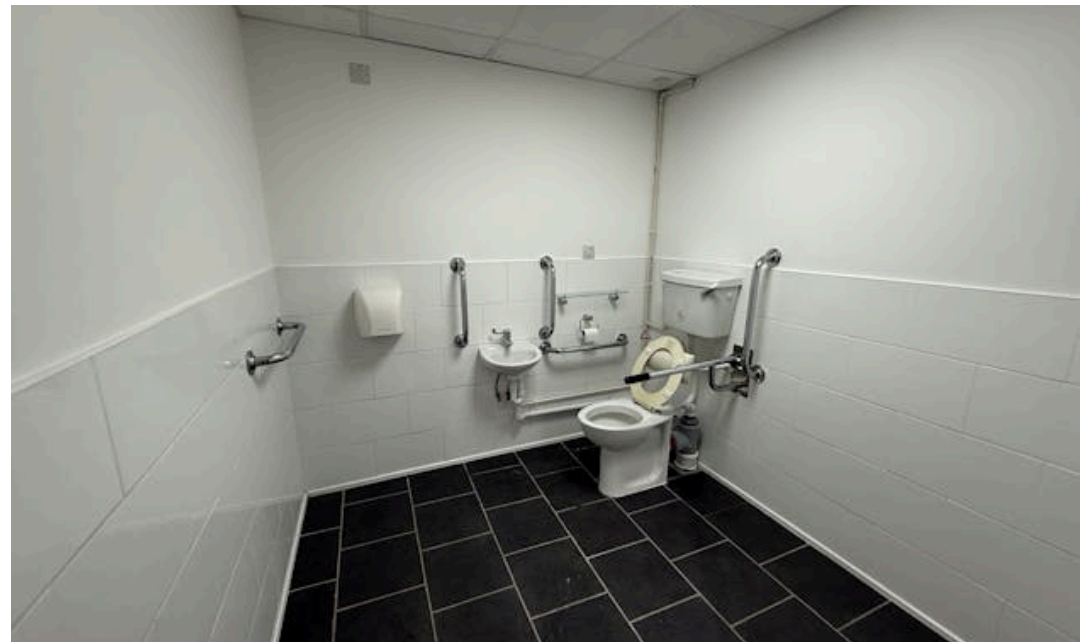
Peterborough

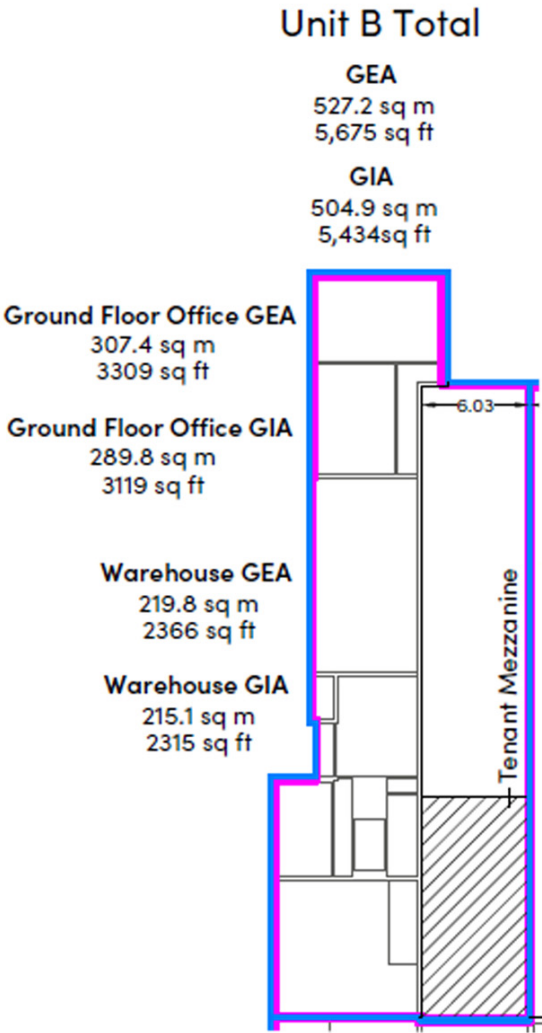
The Peterborough industrial market is an essential part of the UK's broader industrial and logistics sector. Located in the East of England, Peterborough benefits from its strategic positioning, offering strong transport links via the A1(M), A14, and direct access to London, which makes it an attractive location for businesses looking for distribution hubs or manufacturing spaces. Due to its proximity to key transport corridors, there is strong demand for warehouses and distribution centre's, particularly from e-commerce, retail, and logistics companies.

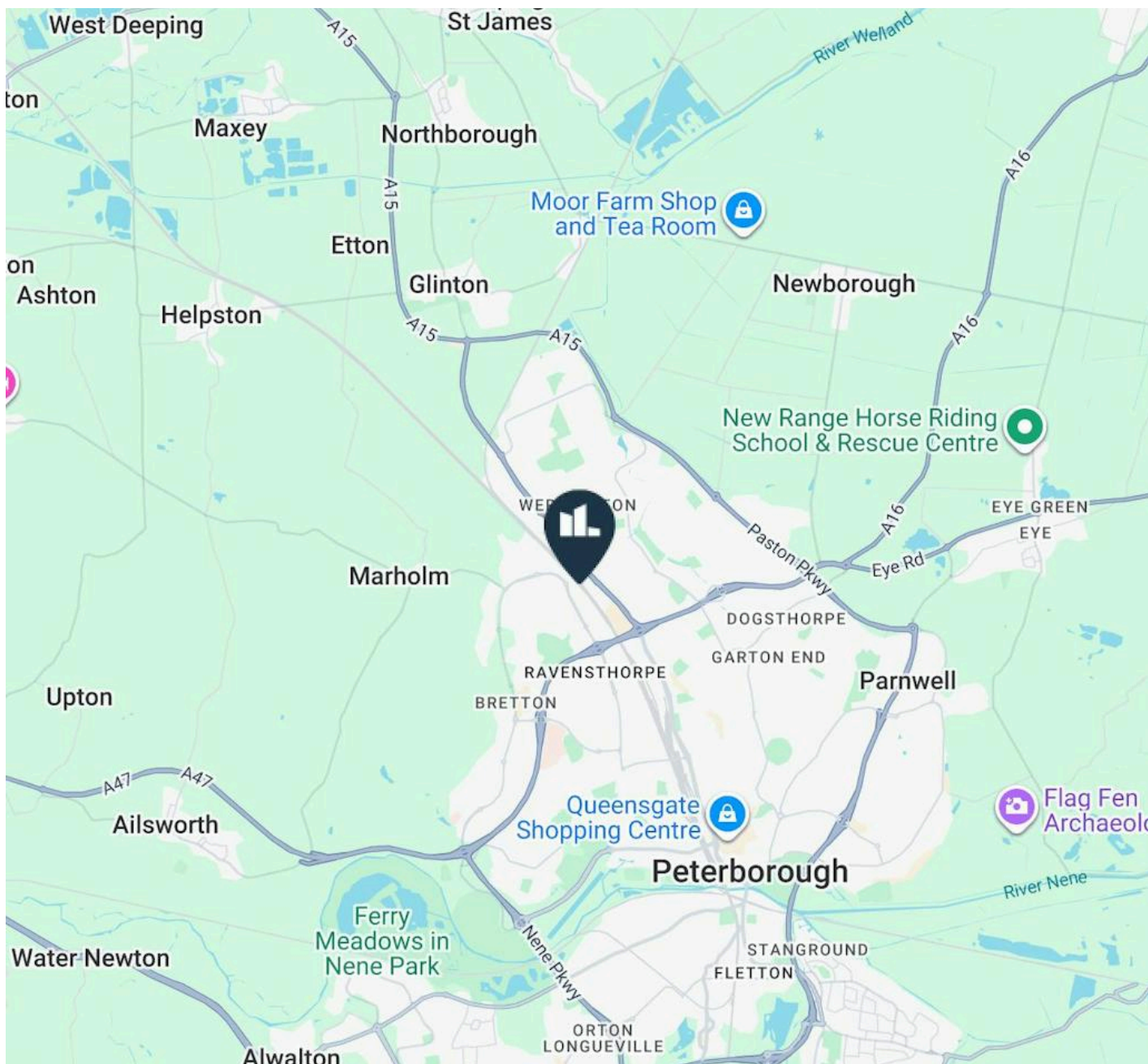













Location

Limesquare Business Park on Enterprise Way, Bretton offers 3 properties:

- Ashwood House (solely occupied by Europol)
- Elmhurst House (4 units let to Reliant Packaging and R Howard)
- Oaklea House (6 units, home to Baileys Prestige & Performance).

Conveniently located with easy access to Bretton Way, A15, A47, and links to the A1, providing strong connectivity to key transport routes and local businesses.

Ideal for businesses seeking strategic location and flexibility.

 Peterborough Station (1.1 Miles)

 Peterborough City Centre (23 Mins Walking)

Accommodation

The accommodation comprises the following areas:

Name	Building Type	Sq ft	Sq m	Availability
Unit - B	Industrial / Warehouse	2,315	215.07	Available
Ground - B	Office	3,119	289.76	Available
Total		5,434	504.83	

DESCRIPTION

A rare opportunity for companies in need of office space with the added advantage of storage or accessible back-of-house facilities. Unit B provides an excellent combination of office accommodation and ancillary warehouse space, offering 2,315 sq ft of practical warehouse area alongside 3,119 sq ft of well-appointed, partitioned offices, including a large boardroom.

This terrace of industrial units are to be refurbished by landlord. Early engagement allows for bespoke specifications and the ability to combine units. The units benefit from an EPC B, 3 phase power, 5.05m eaves height, roller shutter doors and good parking. The offices benefit from new carpet and air conditioning.

TERMS

The units are available to let on a new lease on terms to be agreed.

EPC

B

SERVICE CHARGE

£0.72 per sq ft

RENT

£40,750 per annum

BUSINESS RATES

Rates Payable: £13,258.96 per annum

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Further Information



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