

**DEVELOPMENT, INVESTMENT, LEISURE, OFFICE, RESIDENTIAL,
RETAIL TO LET / FOR SALE**

441 Lincoln Road

Peterborough, PE1 2PE



Key Highlights

- Suitable for a range of uses - STP
- Currently configured as offices
- Secure rear gated car park with a good level of parking
- Development opportunity
- Mixture of open plan and cellular offices
- Located on a busy road close to Bourges Boulevard
- EPC Rating: C

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

The property is two storey and made up of solid brick construction with solar panels on a pitched roof. The property is currently configured as offices and is suitable for a range of uses, subject to planning.

Externally there is a good level of parking to the rear of the property.

ACCOMMODATION

The accommodation comprises the following NIA according to measurements provided by our client:

FLOOR AREA	SQ FT	SQ M
Building	11,230	1,043

LOCATION

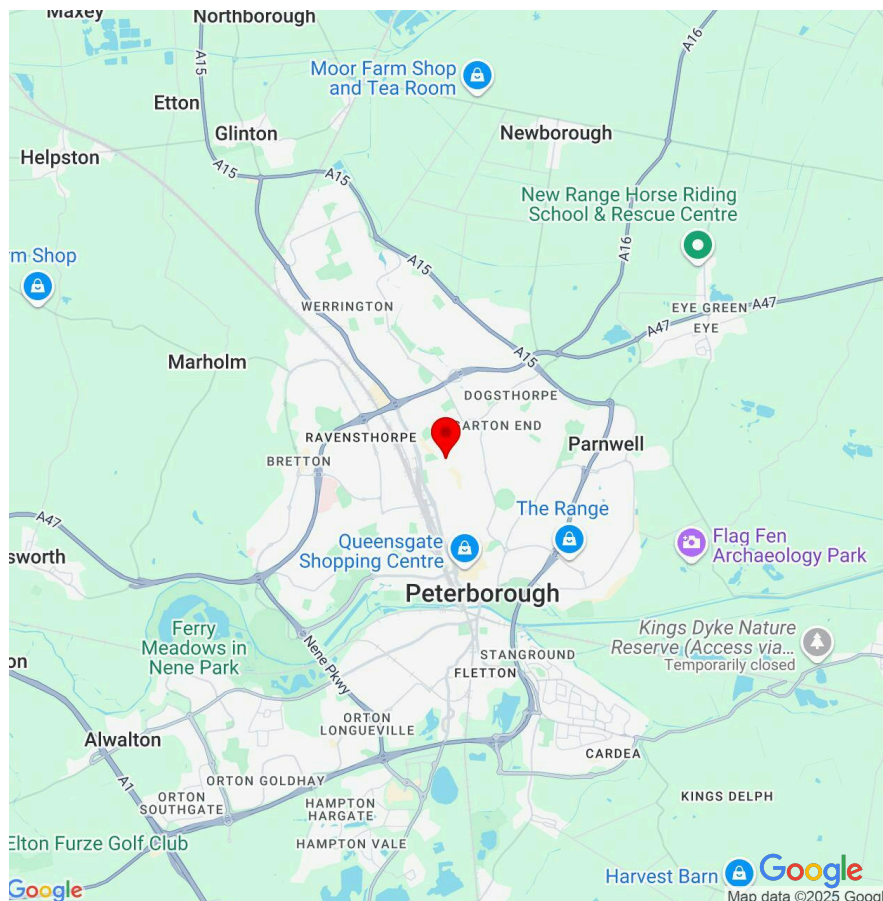
The property is located on Lincoln Road within the Millfield area approximately 1.75 miles to the North of Peterborough City Centre and immediately south of roundabout 18 which forms the junction of the A15 and A47 trunk roads. It is a very busy road in a mixed commercial and residential area.

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.

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.

SPECIFICATIONS

- Easily accessible location
- Rare freehold development or investment opportunity
- Rear gated car park
- Suitable for a range of uses subject to planning

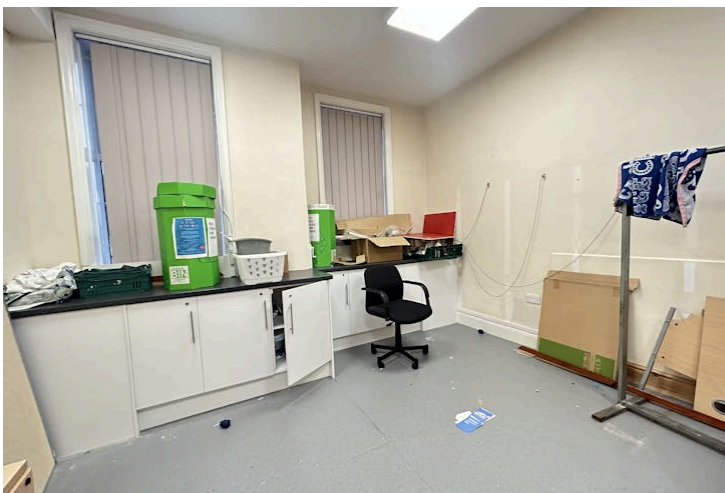


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VIEWINGS

Strictly by appointment with the sole agent.

TERMS

The property is available on a freehold basis - guide price of £1,400,000 + VAT. A letting of the whole property may be considered - guide rent upon...

LEGAL COSTS

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

BUSINESS RATES

Rateable Value - £104,000 Rates Payable - £56,784

VAT

There will be VAT payable on the purchase.

PLANNING

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

EPC

EPC Rating C

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

Peterborough City Council 441 Lincoln Road PETERBOROUGH PE1 2PE	Energy rating	Valid until: 2 March 2025
	C	Certificate number: 9379-3022-0256-0300-3891

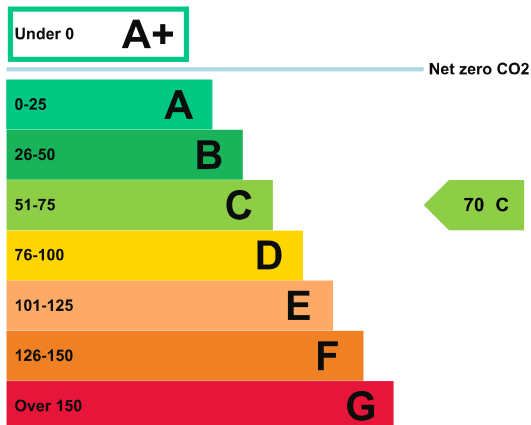
Property type	D1 Non-residential Institutions - Community/Day Centre
Total floor area	1,392 square metres

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 C.



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

27 B

If typical of the existing stock

79 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)	45.97

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0330-0345-7269-9292-8002\)](#).

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	Dan Butt
Telephone	(0)8450 500 022
Email	dan.butt@now-professional.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID200997
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Now Chartered Surveyors
Employer address	71-72A Bedford Place, Southampton, SO15 2DS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 February 2015
Date of certificate	3 March 2015