

OFFICE TO LET

Suites 6A, 6B & 6D Belgic Square

Peterborough, PE1 5XF



Key Highlights

- EPC: D
- On-site parking
- Self contained office
- Suitable for a range of uses - subject to planning
- Located within the Eastern Industry area of Peterborough

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

01733 344414

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DESCRIPTION

Internally the property comprises 5 separate office areas with shared toilets and kitchenette. The unit has been recently refurbished to include Category II lighting, electric heating and a mixture of laminate and carpet flooring.

Externally there are 5 allocated parking spaces.

ACCOMMODATION

The accommodation comprises the following areas:

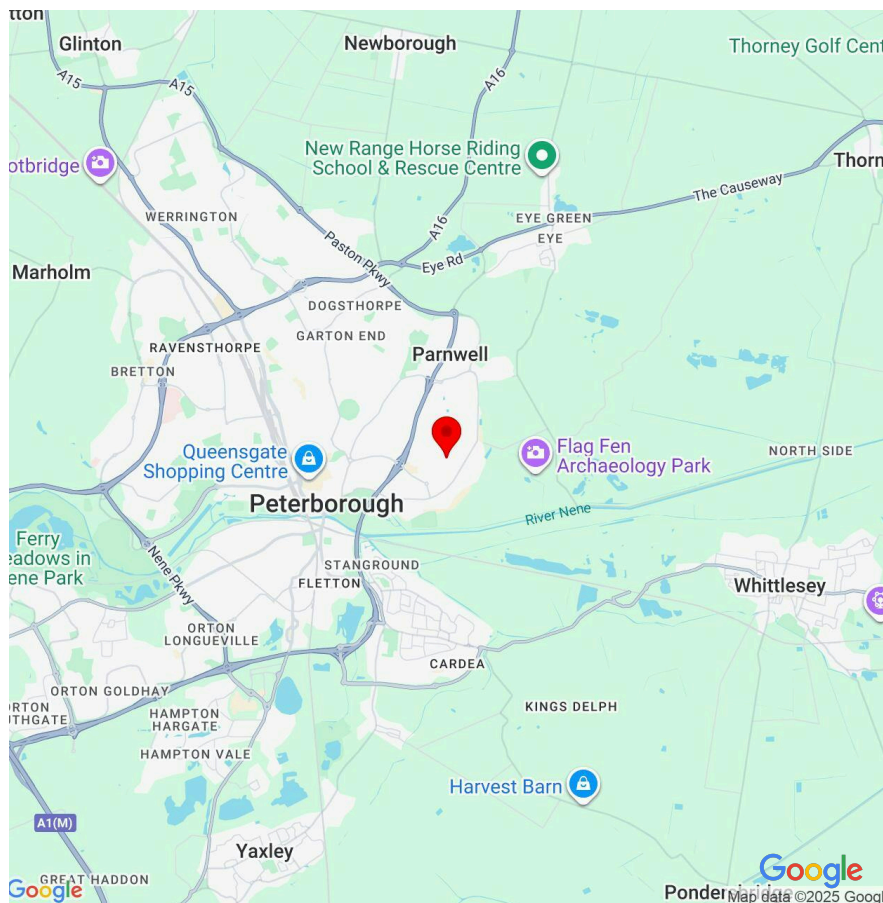
FLOOR AREA	SQ FT	SQ M
Unit	1,240	115
TOTAL	1,240	115

LOCATION

The property is prominently located on Belgic Square with access off Padholme Road East, Eastern Industrial Area which is an established industrial/commercial area of Peterborough. Nearby occupiers include Big Motoring World, Hyperama, Travis Perkins, Safestore, Rexel and Thifty Car Rental. Padholme Road is approximately 1 mile from the city centre and has good links to the Peterborough ring road system (Parkways) via the A1139 which in turn connects to the J17 A1(M), A46, A15, A605 etc.

Peterborough is adjacent to the A1(M) with J17 approximately 2.5 miles away. There is also good access to A47, A15 and A605 via the Peterborough dual carriageway road system (Parkways).

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 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 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 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports.



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VIEWINGS

Strictly by appointment with the sole agent.

TERMS

The property is available to let on terms to be agreed. Guide rent of £8,750 per annum + VAT.

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.

BUSINESS RATES

The property has the following rateable values. 6A & 6B: £7,000. 6D: £2,050.

LEGAL COSTS

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

PLANNING

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

EPC

The property currently has an EPC assessment of D - the certificate is attached.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

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The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored in a bright yellow. The logo is positioned in the bottom right corner of the page, set against a dark blue background.

Energy performance certificate (EPC)

6 BELGIC SQUARE PADHOLME ROAD EAST FENGATE PETERBOROUGH PE1 5XF	Energy rating	Valid until: 30 December 2034
	D	Certificate number: 9723-9253-9364-2965-2230

Property type	Offices and Workshop Businesses
Total floor area	406 square metres

Rules on letting this property

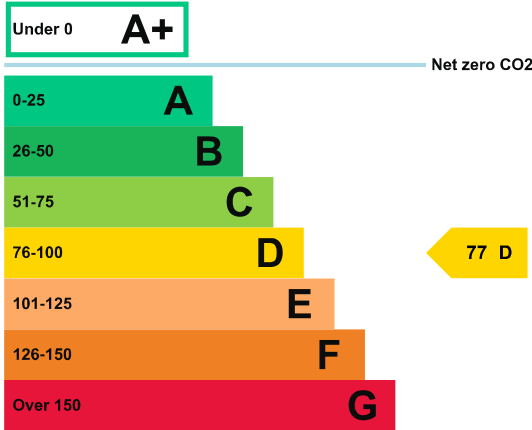
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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	0 A
If typical of the existing stock	67 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	26.31
Primary energy use (kWh/m ² per year)	271

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2923-4362-9546-2295-9371\)](#).

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	Mike Simpson
Telephone	(0)7770 580 902
Email	mike@epcmarketing.co.uk

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	QUID201186
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	EPC Marketing Ltd
Employer address	36B Bredfield St., Woodbridge, IP12 4NH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 December 2024
Date of certificate	31 December 2024