

FOR SALE - INDUSTRIAL

4 ROYCE ROAD

Peterborough, PE1 5YB



Key Highlights

- 2,298 sq ft
- Approximately 0.48 acre site
- 2 minutes from the A1139 dual carriageway leading to the A1(M) junction 17
- Self contained site with gated yard
- Detached industrial unit & yard
- Popular industrial location
- EPC - D Rating
- Rare freehold opportunity

SAVILLS Peterborough
Stuart House
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savills.co.uk



Description

The property comprises a detached industrial building of steel frame construction with brick elevations under a pitched roof. Internally, the building provides workshop accommodation with offices, wc's and staff facilities. The building has a minimum eaves height of 2.95m and there is a vehicle pit. The offices are predominantly carpeted with strip lighting and a kitchen.

Externally, there is a yard which is primarily laid to concrete and fenced with steel palisade fencing. There is car parking to the front for customers or staff parking for approximately 10 vehicles. The property is located in a popular industrial location, with development/expansion potential (STP).

Location

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England located approximately 80 miles north of London, and 32 miles north of Cambridge

Royce Road is located within the Eastern Industry Area of Peterborough a well established commercial area. Nearby occupiers include Perkins Engines, Blue Light Services and National Windscreens. It has good access to the Peterborough ring road system (A1139) Frank Perkins Parkway which in turn provides access to A1(M), A47, A15 and A605.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,298	213.49	Available
Total	2,298	213.49	

Viewings

Strictly by appointment with the sole agents.

Terms

The property is available on a freehold basis. We are seeking offers in excess of £450,000 + VAT.

EPC

D Rating

Business Rates

Rates payable: £11,726.50 per annum

(based upon Rateable Value: £23,500)

Contact

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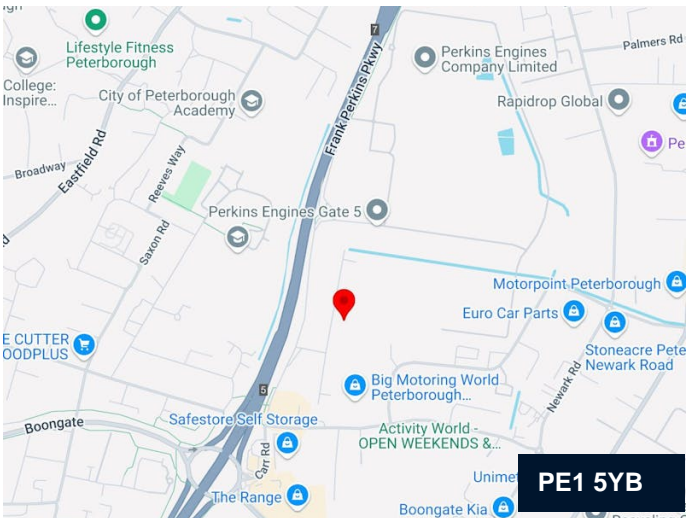
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Energy performance certificate (EPC)

4 Royce Road Fengate PETERBOROUGH PE1 5YB	Energy rating D	Valid until: 15 October 2034
		Certificate number: 0370-8968-5619-9496-8273

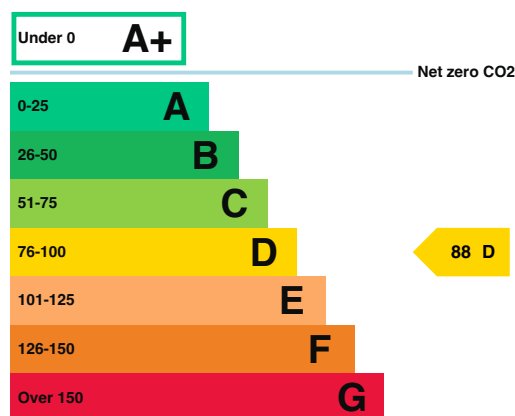
Property type	Offices and Workshop Businesses
Total floor area	198 square metres

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	53 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 (kgCO2/m2 per year)	16.1
Primary energy use (kWh/m2 per year)	169

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2458-8913-1580-5127-0963\)](#).

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	Michael D Boughton
Telephone	07713 160121
Email	mike@mikeboughton.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019532
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	<insert Employer/Trading Name>
Employer address	<insert Employer/Trading Address>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 October 2024
Date of certificate	16 October 2024