

TO LET / FOR SALE - INDUSTRIAL

# 8 LEOFRIC SQUARE

Peterborough, PE1 5TU



## Key Highlights

- 1,753 sq ft
- End of terrace
- Maximum eaves height 3.3m
- LED lighting
- Secure site
- EPC Rating: C
- 3 phase power
- Electric roller shutter door

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Location

Leofric Square is accessed via Vicarage Farm Road, Eastern Industry and comprises a number of small industrial/workshop units. It is approximately 1.5 miles east of Peterborough city centre and 0.5 mile from the A1139 Frank Perkins Parkway, which forms part of the Peterborough ring road system and provides access to the A1(M), A47 and A605.

Nearby occupiers include Perkins Engines (Caterpillar) and several car dealerships.

Description

The unit is an end of terrace unit and has a electric roller shutter door (w2.4m x 2.9h), office plus WC and kitchen facilities. The unit is of steel portal frame construction with brick block exterior walls, concrete floors with a sloped roof and natural rooflights panels with LED lighting, mezzanine and 3 phase electricity with a maximum eaves height of 3.3.m.

Externally there is parking to the front of the unit plus additional shared parking. The site is fenced and gated to provided additional security.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground floor	1,494	138.80	Available
Mezzanine - 1st floor	259	24.06	Available
Total	1,753	162.86	

Viewings

Strictly by appointment with the sole agents.

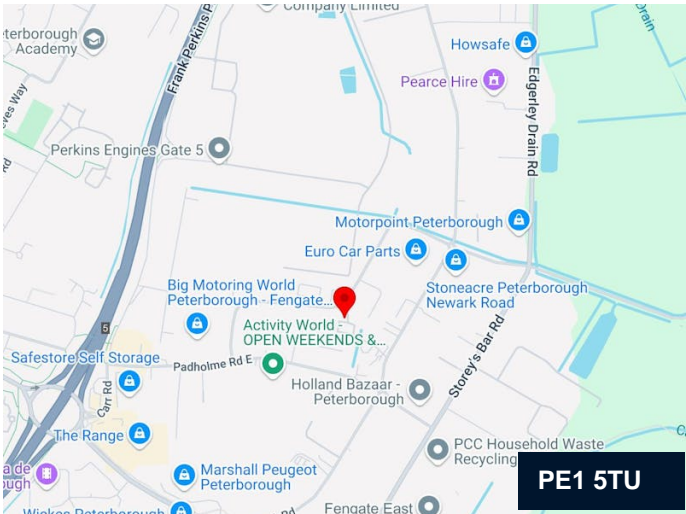
Terms

The property is available for sale freehold - offers in excess of £180,000 + VAT.

Business Rates

Rates payable: £4,241.50 per annum  
(based upon Rateable Value: £8,500)

As the Rateable Value is below the Small Business Rates threshold, the property is eligible for up to 100% business rates relief for qualifying businesses.



Contact

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# Energy performance certificate (EPC)

8, Leofric Square  
Peterborough  
PE1 5TU

Energy rating

C

Valid until:

25 July 2032

Certificate number:

5227-4721-8367-8093-0296

Property type	General Industrial and Special Industrial Groups
Total floor area	149 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). A green arrow points to the 'C' rating, which corresponds to a score of 67. A vertical line indicates the 'Net zero CO2' target at the A+ rating.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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	108 E

<https://find-energy-certificate.service.gov.uk/energy-certificates/5227-4721-8367-8093-0296?print=true>

1/2

## 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 <sub>2</sub> /m <sup>2</sup> per year)	26.52
Primary energy use (kWh/m <sup>2</sup> per year)	187

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7030-2821-7350-1954-1061\)](#).

## 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	James Leggat
Telephone	07760313336
Email	<a href="mailto:james.leggat@justepc.co.uk">james.leggat@justepc.co.uk</a>

### 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/019180
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Just EPC
Employer address	Office 6 , 485 Oldham Road Manchester
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 July 2022
Date of certificate	26 July 2022