

# OAKLEA HOUSE

Enterprise Way, Peterborough, PE3 8YQ



## Key Highlights

- 5,434 to 38,658 sq ft
- Option to combine units
- EPC Rating: B
- 3 phase power
- Secure site
- Roller shutter door
- Eaves Height 5.05m
- To be refurbished



## Description

Terraced industrial units of steel portal frame construction with roller shutter door and offices. This recently refurbished unit includes LED Lighting throughout and painted floors in the warehouse. The eaves height is 5.05 m (16ft 6inches). The office refurbishments will include air conditioning, LED lighting throughout, painted floor through the warehouse, redecoration, new carpet tiles and LED lights.

## Location

Peterborough, Cambridgeshire an East of England city has excellent rail links with a fastest journey time to London Kings Cross/St Pancras of approx 45 minutes. It is an established important regional centre for commerce, industry, shopping, health, education and leisure.

Units A, B, D & E Oaklea House are located off Enterprise Way, Bretton, Peterborough approximately 2 miles north of Peterborough city centre. Bretton is an established commercial area of Peterborough with good access to the A47, A1(M) via Peterborough ring road (Parkway) system. Nearby occupiers include E-Leather, Reliant Packaging, Smiths Motor Group and Europol.

## Viewings

Strictly by appointment with the agents Savills (01733 344414) and Tydus (01733 590600).

## Terms

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

## Service charge

Service charge is currently running at £0.72 per square foot.

## Accommodation

Name	sq ft	sq m	Rent
Unit - A	6,263	581.85	£7.50 /sq ft
Unit - B	5,434	504.84	£7.50 /sq ft
Unit - C	7,513	697.98	£7.50 /sq ft
Unit - D	11,454	1,064.11	£6.50 /sq ft
Unit - E	7,994	742.67	£7.50 /sq ft
<b>Total</b>	<b>38,658</b>	<b>3,591.45</b>	

## Business Rates

## Contact

**James Anderson MSc MRICS**

+44 (0) 1733 201388

+44 (0) 7977 034 282

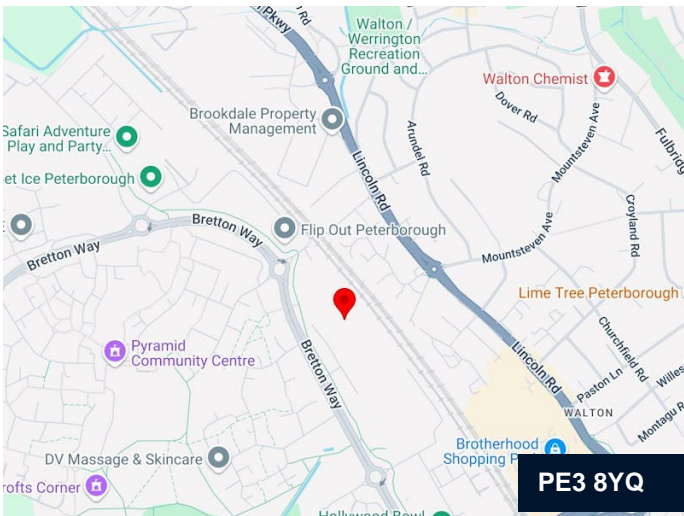
james.g.anderson@savills.com

**William Rose BSc MRICS**

+44 (0) 1733 201 391

+44 (0) 7870 999 566

wrose@savills.com



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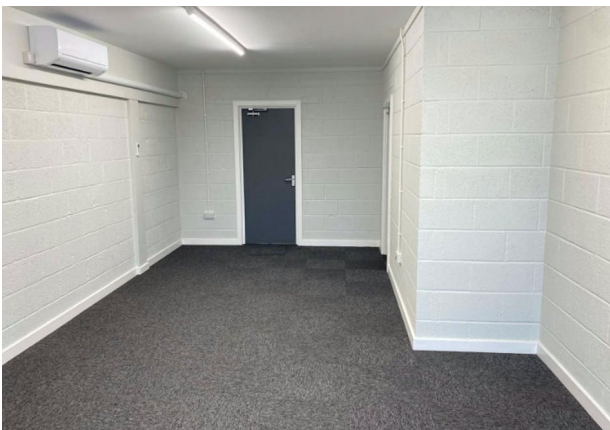
















# OAKLEA HOUSE

LIMESQUARE BUSINESS PARK, ENTERPRISE WAY, **PETERBOROUGH**, PE3 8YQ



**INDUSTRIAL UNITS TO LET**

**Single units from 5,434 sq ft (505 sq m) or opportunity to combine up to 38,658 sq ft (3,591 sq m)**





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UNIT B  
To be refurbished

UNIT A  
To be refurbished

UNIT F  
LET

UNIT C  
Newly refurbished

UNIT E  
To be refurbished

UNIT D  
Newly refurbished



**5.05m**

eaves height



**EPC B**



Established commercial  
area with excellent  
connectivity



**3** phase  
power



Self contained  
**secure yard**

**LED**

lighting throughout



Units C & D have already been refurbished by the landlord, with the remaining units scheduled to follow. There is an opportunity to engage early to tailor specifications and potentially combine units to suit individual requirements.

Terrace of steel portal frame industrial units with 5.05m eaves height, based within Oaklea House in Limesquare Business Park offering both industrial/warehouse and office space. The refurbishment will include painted floors and LED lighting throughout. In addition, the offices also benefit from redecoration, new carpet tiles and air conditioning.





# IN GOOD COMPANY

Limesquare Business Park on Enterprise Way, Bretton, comprises 3 properties: Europol are the sole occupier of Ashwood House, Elmhurst House comprises 4 units, currently let to Reliant Packaging and R Howard. The third property, Oaklea House, is split into 6 units.



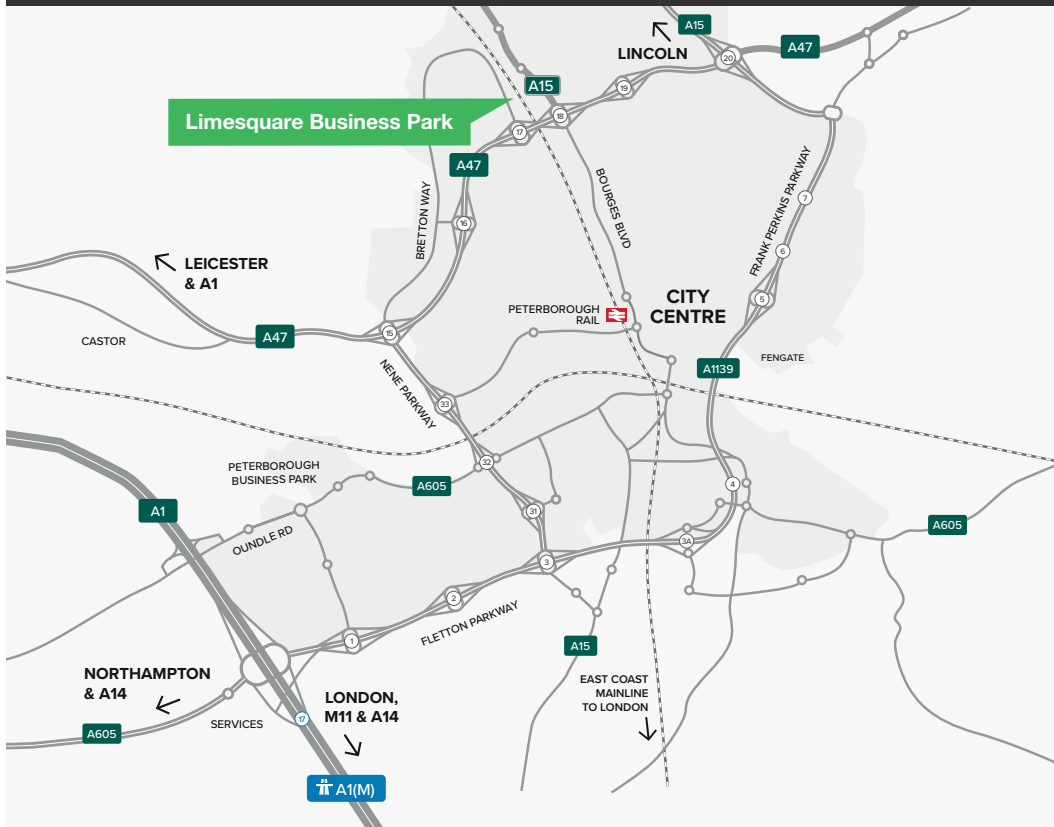
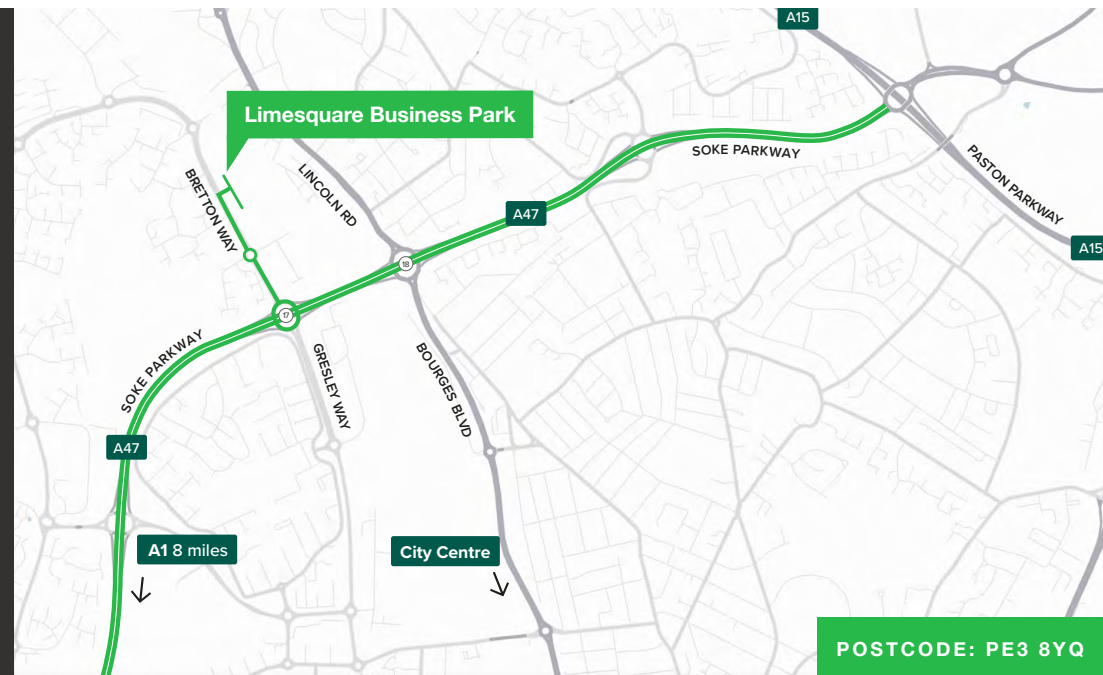
- 1 Bourges View
- 2 Maskew Avenue Retail Park
- 3 Saville Road Industrial Estate
- 4 Wulfric Square
- 5 Brotherhood Shopping Centre
- 6 A47 Junction
- 7 Peterborough Station
- 8 City Centre



# LOCATION

The property is located in the historic Cathedral city of Peterborough in the northwest of the county of Cambridgeshire. It is approximately 35 miles northwest of Cambridge, 40 miles east of Leicester and 80 miles north of London. It sits on the border of East Anglia and the East Midlands. Peterborough has a long-established history of being a city of entrepreneurs with the seventh highest business start-up rate in England.

It also has a strong base of manufacturing and skilled tradespeople businesses with companies such as Perkins Engines, Royal Haskoning, Whirlpool and Forterra to name just a few. These sorts of industries support a well-developed industrial and trade park market across the city.



The city is situated east of the A1(M), which offers an excellent north south route along the East of England. This route connects to the M25 and London in the south, and to Yorkshire, Lincolnshire, and the North East in the north. The A47 offers access westward to junction 21 of the M1, while heading east, it connects to the A14. This, in turn, links to the A1(M).

Enterprise Way leads onto Bretton Way which connects with the A15 (north-south) the A47 (east-west) for convenient travel, including links with the A1 and numerous other businesses within the local area.

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 50 minutes.



**Oaklea House lies just ½ mile from the A47, which provides direct access to the A1(M), M11 and M1 motorways.**



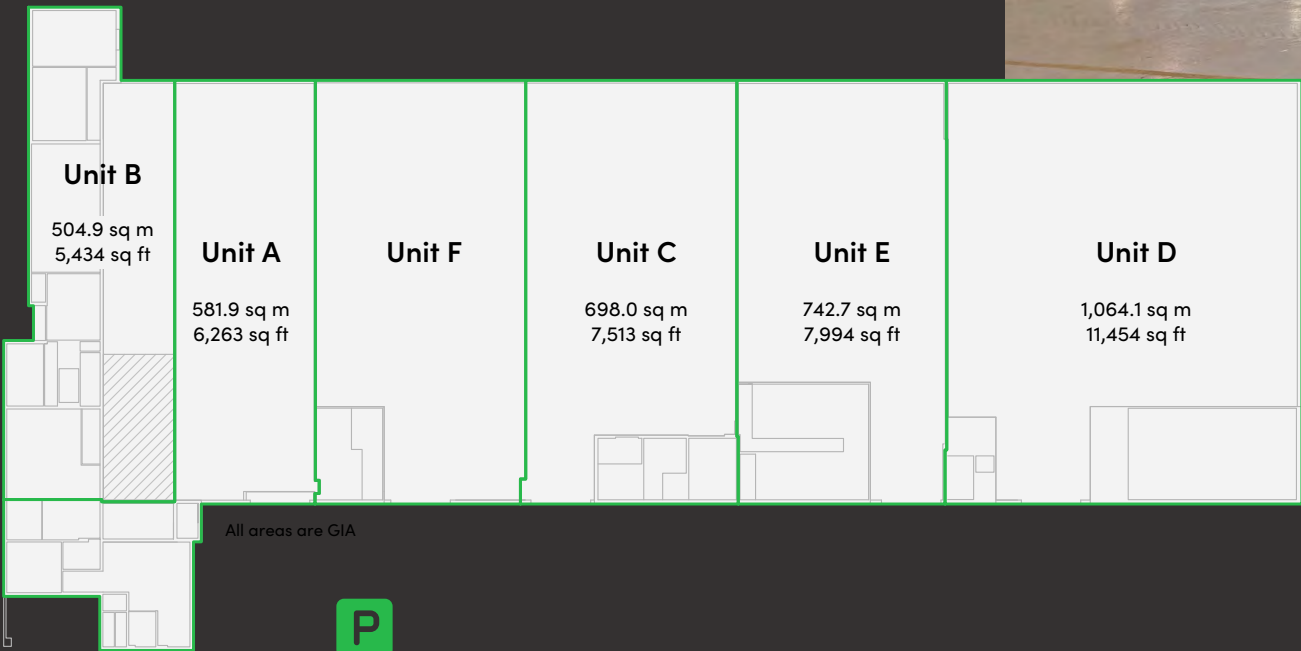


## ACCOMMODATION

The accommodation comprises the following areas:

Unit	Warehouse (sq ft)	Ground Floor Office (sq ft)	First Floor Office (sq ft)	Total (sq ft)
B	2,315	3,119	-	5,434
A	4,555	1,708	-	6,263
C	6,156	721	636	7,513
E	5,554	1,213	1,227	7,994
D	9,628	1,826	-	11,454

Allocated parking area totalling 79 spaces split between the available units.



**79** car parking spaces  
split between the available units



## TERMS

The property is available to let on terms to be agreed.  
New lease directly from landlord.

## BUSINESS RATES

Available upon application.

## SERVICE CHARGE

£0.72 psf.

## RENT

From £40,755 per annum.





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LIMESQUARE BUSINESS PARK  
ENTERPRISE WAY, **PETERBOROUGH**, PE3 8YQ

Viewing and further information

 **Tydus**  
Peterborough  
01733 590600

**Sophie Dickens**  
07763 206 550  
[sophiedickens@tydusre.com](mailto:sophiedickens@tydusre.com)

**Joe Sagoe**  
077869 046 125  
[joesagoe@tydusre.com](mailto:joesagoe@tydusre.com)

Savills Peterborough  
  
[savills.co.uk](http://savills.co.uk)  
**01733 344414**

**James Anderson**  
07977 034282  
[james.g.anderson@savills.com](mailto:james.g.anderson@savills.com)

**William Rose**  
07870 999566  
[wrose@savills.com](mailto:wrose@savills.com)



