

INDUSTRIAL TO LET

Unit 6, The Metro Centre

Peterborough, PE2 7UH



Key Highlights

- Mid terrace industrial unit
- 3 car parking spaces
- EPC Rating: E
- Car repairs/servicing use not permitted
- Roller shutter door
- Mezzanine with office
- Kitchen and WC
- Located in the popular commercial area of Woodson approx 1 mile from city centre

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

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DESCRIPTION

The Metro Centre is a purpose built development of 31 offices and industrial units.

Unit 6 is a mid-terrace unit of steel portal frame construction with brick cladding to eaves with profile steel sheeting thereafter. There are 3 on-site parking spaces.

ACCOMMODATION

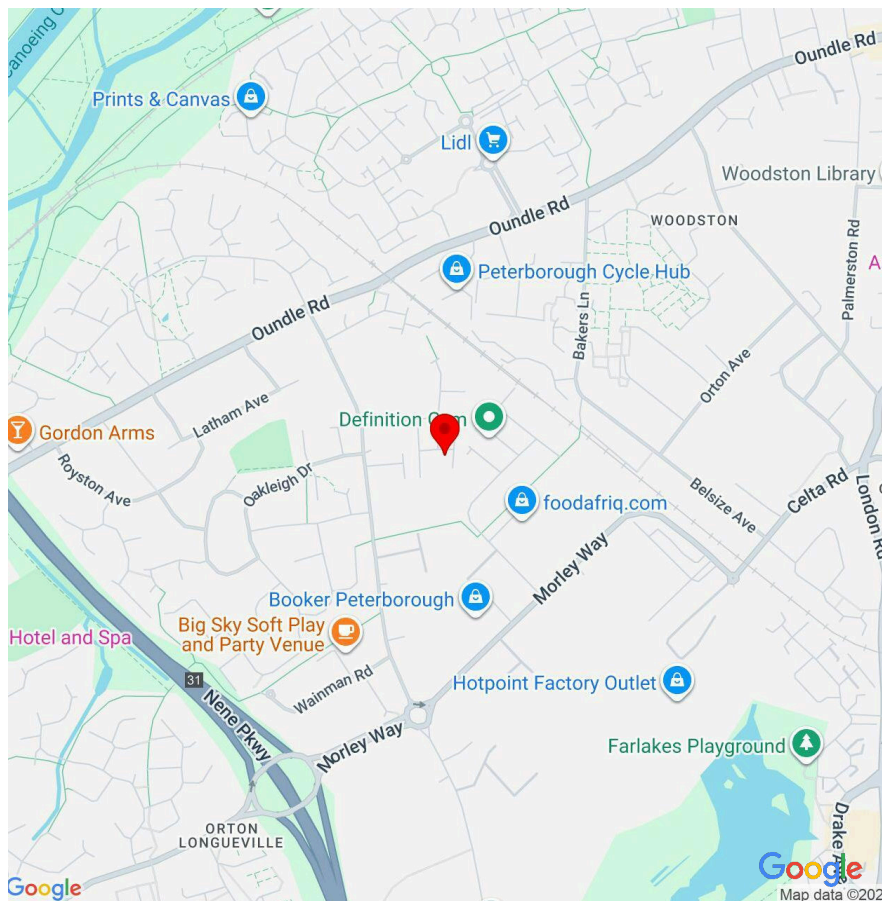
The accommodation comprises of the following

FLOOR AREA	SQ FT	SQ M
Unit	1,191	111

LOCATION

The Metro Centre is located on Welbeck Way, off Shrewsbury Avenue, approximately one mile from the centre of Peterborough. Woodston Industry is one of Peterborough's main industrial locations to the south of the city. Nearby occupiers include Bookers, Europress Print, Definition Gym and Immortal 365.

Shrewsbury Avenue is close to the Nene Parkway (Peterborough ring road system) which in turn provides easy access to the A1(M). Peterborough has excellent rail links with journey times from London of under 1 hour.

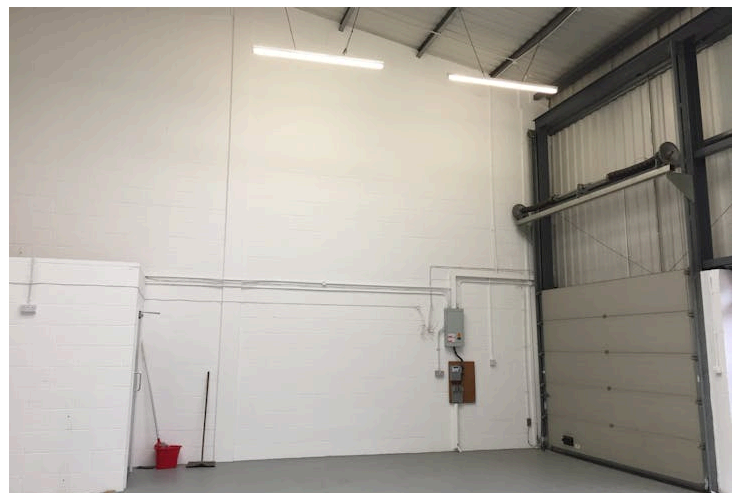
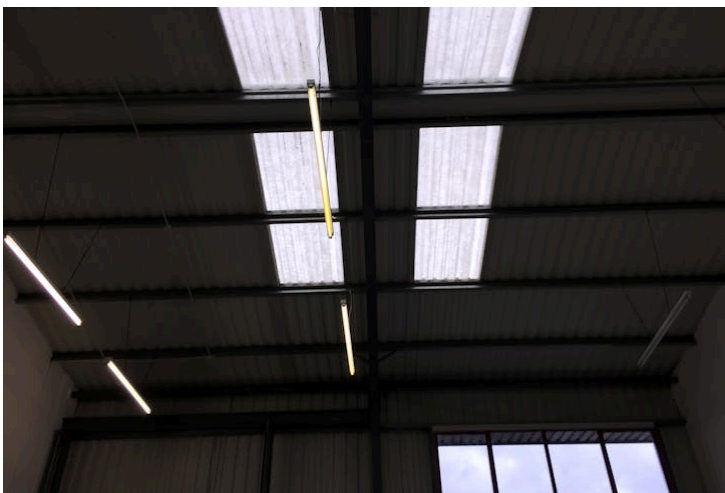
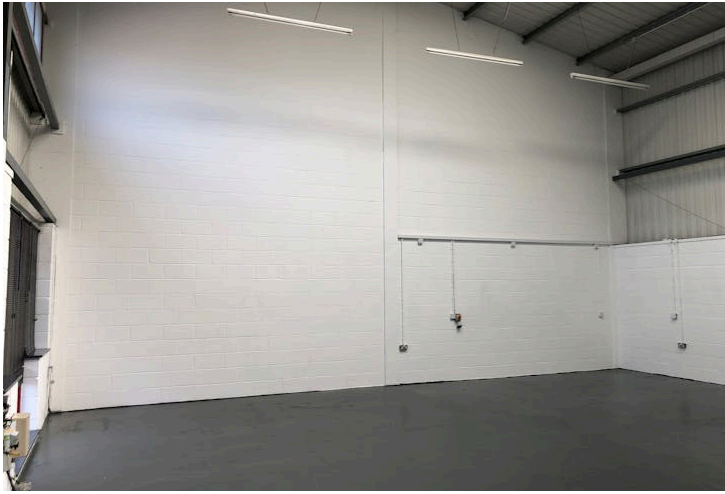


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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

The unit is available to let on terms to be agreed with a guide rent of £10.00 psf

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 Valuation Office Agency website lists the property with a current rateable value of £16,500

SERVICE CHARGE

An estate charge is payable for the upkeep and maintenance of the communal areas within the estate.

LEGAL COSTS

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

EPC

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

VAT

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

PLANNING

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

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

6 The Metro Centre PETERBOROUGH PE2 7UH	Energy rating	Valid until: 15 December 2026
	E	Certificate number: 0896-9591-2730-3890-9603

Property type B8 Storage or Distribution

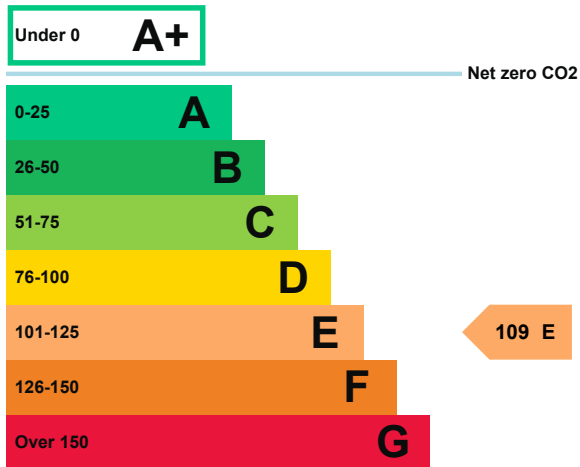
Total floor area 112 square metres

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 E.



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

44 B

If typical of the existing stock

128 F

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)	63.16

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9990-9988-0426-1370-5064\)](/energy-certificate/9990-9988-0426-1370-5064).

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	Martyn Keeton
Telephone	0844 8000418
Email	martyn.keeton@epcpartnership.com

Contacting the accreditation scheme

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

Accreditation scheme	NHER
Assessor's ID	NHER006306
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	BakerLile www.epcpartnership.com
Employer address	10 The Choakles, Wootton, Northampton NN4 6AP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 November 2016
Date of certificate	16 December 2016