BOURGES VIEW

Peterborough PE1 2AS

- 2 trade units
- 2 industrial/warehouse units
- 2,789 - 10,549 sq ft (units 20-21 combined)
- Peterborough's premier trade location

To let



Chancerygate BRIDGES

Available now

BOURGES VIEW

Established retail, trade and industrial location

Maskew Avenue benefits from access to Bourges Boulevard (A15), the A47 (Norwich to Leicester) and the A1 (London to Edinburgh)

2 miles to the city centre

26,580 vehicles pass Bourges Boulevard daily*

*Department for Transport website

Planning Use

Planning Use Class E(g) (iii) (formally B1c) B2 and B8 uses

Industrial/warehouse

Trade counter

Terms

Available on a leasehold basis



Accommodation

All area on a GEA (Gross External Area) basis

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
3	LET TO TILE MOUNTAIN		7,972
4	LET TO TILE MOUNTAIN		7,592
15	LET TO TOOLSTATION		4,034
16	LET TO WURTH		3,903
17	LET TO BREWERS		4,229
18	LET TO HOWDENS		4,554
19	LET TO HOWDENS		4,884
20	5,205	-	5,205
21	5,344	-	5,344
6	2,087	827	2,914
7	1,998	791	2,789
8	LET TO COMMERCIAL IMPROVEMENTS LTD		2,907
9	LET TO THE PORCELAIN STORE		4,640
10	LET TO TEKA		4,508
11	LET TO CARE CO		6,096
12	LET TO NATIVE SPACE		6,436
14	LET TO NEST GROUP		6,630
22	LET TO SKIN CUPID		34,514



Trade Units 20-21

5,205 up to 10,549 sq ft (units combined)

General Specification

Flexible trade units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs with no first floors.

8.4m clear internal height	37.5kN sq m floor loading	1 level electric loading door
Ability to combine units	Minimum 15% roof lights	11.6m - 19.1m yard depths

- 24/7 use
- 12 year collateral warranty



BOURGES VIEW







Industrial and Warehouse Units 6-7

2,789 up to 5,703 sq ft (units combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

6.5-8.4m clear internal height	37.5kN sq m floor loading	1 level electric loading door
Ability to combine units	First floor for storage or fitting out as office space	6.6m - 11.6m yard depths

- 24/7 use
- 12 year collateral warranty



BOURGES VIEW


Previous Chancerygate development





Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

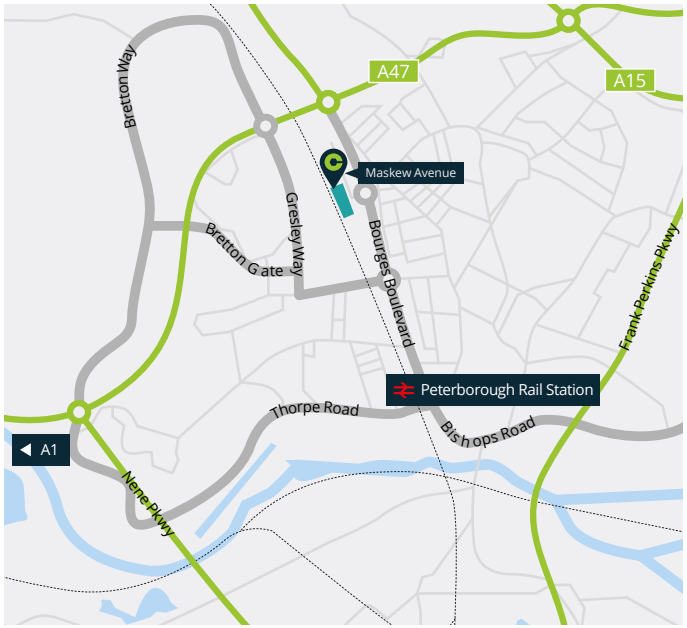







15% warehouse roof lights increasing natural daylight
Photovoltaic panels units 15 and 22
BREEAM 'Very Good'
EPC A & B
High performance insulated cladding and roof materials
Exterior or interior cycle storage to encourage cycling to work
Active and passive Electric Vehicle charging points
Landscaping including native and non-native species

BOURGES VIEW





bourgesview.co.uk

Travel Distances

Road (miles):

A15	0.2
A1(M)	6.5
A14	25
M1	51

Rail times from Peterborough (minutes):

London Kings Cross	50
Leicester	55
Norwich	90

Town (miles):

Peterborough City Centre	2
Corby	25
Bedford	41
Cambridge	42
Northampton	45
Milton Keynes	53
Birmingham	85
London	87

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/// models.fears.drain

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate.
VAT may be applicable to rent/price quoted.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations.
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