

BOURGES VIEW

Peterborough PE1 2AS

- › 18 trade counter and industrial/warehouse units
- › 2,789 - 34,514 sq ft
- › Peterborough's premier trade location

To let



A development by:

Chancerygate



BRIDGES
Fund Management

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

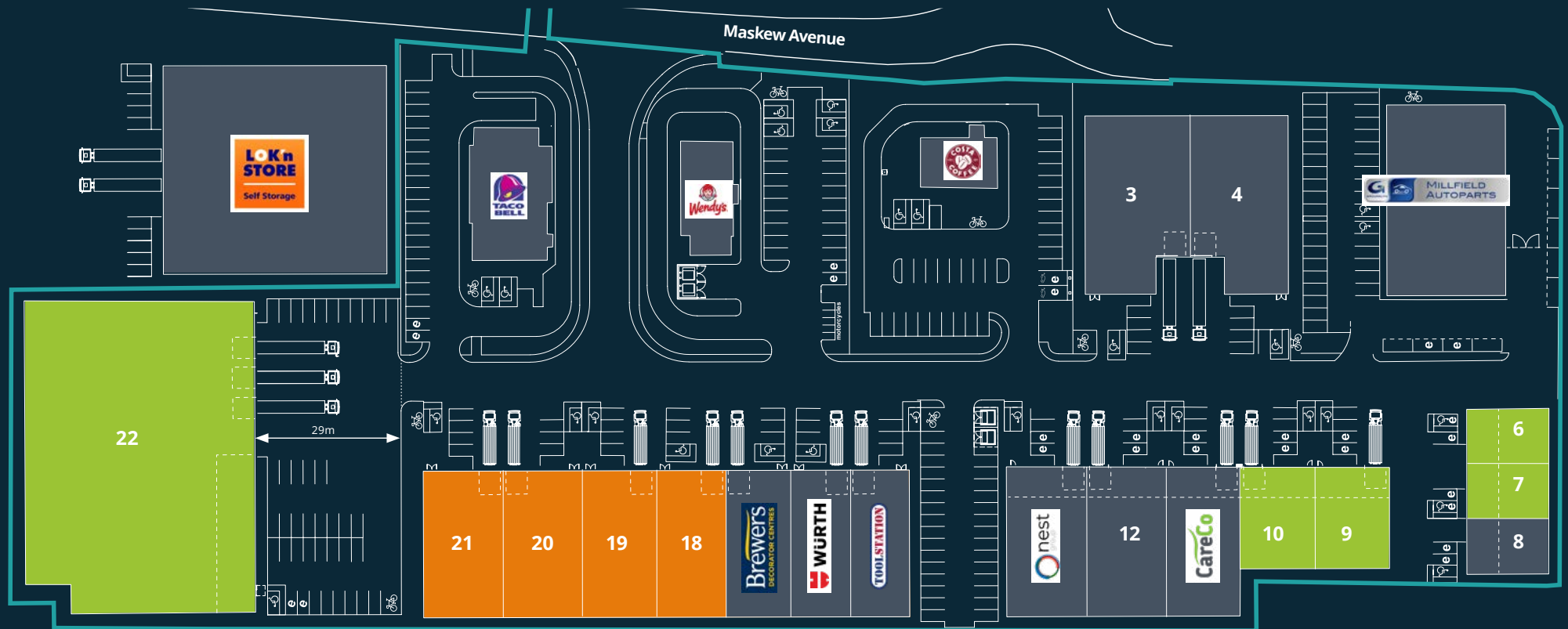
Planning Use Class E(g) (iii) (formerly B1c) B2 and B8 uses

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	UNDER OFFER		7,972
4	UNDER OFFER		7,592
15	LET TO TOOLSTATION		4,034
16	LET TO WURTH		3,903
17	LET TO BREWERS		4,229
18	4,554	-	4,554
19	4,884	-	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	UNDER OFFER		2,907
9	3,536	1,104	4,640
10	3,438	1,070	4,508
11	LET TO CARE CO		6,096
12	UNDER OFFER		6,436
14	LET TO NEST GROUP		6,630
22	31,626	2,888	34,514



A Prime Trade and Retail Location

Commanding a prominent position two miles from the City Centre off the A15, Bourges View is adjacent to Maskew Retail Park with a daily traffic count of over 26,500 vehicles*.

Already committed to the scheme are Costa Coffee, Wendy's and Taco Bell Drive thru's, and Lok'nStore self-storage. Industrial and trade counter occupiers include Toolstation, Wurth, Brewers and Careco.

Peterborough is England's fastest growing city (the economy is expected to grow by 40% by 2025 to £8.7 billion GDP*). 230,000 people currently live within a 20 minute drive time of the scheme which is due to increase significantly over the next 5 years as extensive new residential development takes place in and around the city.



England's fastest growing city by 2025



Excellent house price to earnings ratio



9 million consumers are within a 1.5 hour drive of Peterborough



101,500 of the local population are economically active



100 miles (1 hour 30 mins) from Felixstowe Port



21,000 are employed in the distribution and logistics sector

*Department for Transport website

**McKinsey report



Green Credentials



Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation.

The green initiatives we employ to achieve this have included:

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels Units 15 & 22
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- BREEAM 'Very Good'
- EPC rating A & B
- Exterior and interior cycle storage to encourage cycling to work



Trade Units 18-21

4,554 up to 19,987 sq ft (units 18-21 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.



- 24 / 7 use
- 12 year collateral warranty





BOURGES VIEW



Industrial and Warehouse Units 6-10

2,789 up to 9,148 sq ft (units 9-10 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



Industrial and Warehouse Unit 22

34,514 sq ft

General Specification

Flexible industrial/warehouse unit with fully fitted first floor offices.

First floor offices:

 Comfort cooling/ heating	 Fitted reception	 Kitchenette
 WCs and shower facilities	 Lift	 Raised floor

Warehouse/industrial:

 8.4m clear internal height	 37.5kN sq m floor loading	 3 x Full height electric loading doors
 Minimum 15% roof lights	 29m yard depth	 Secure private gated yard

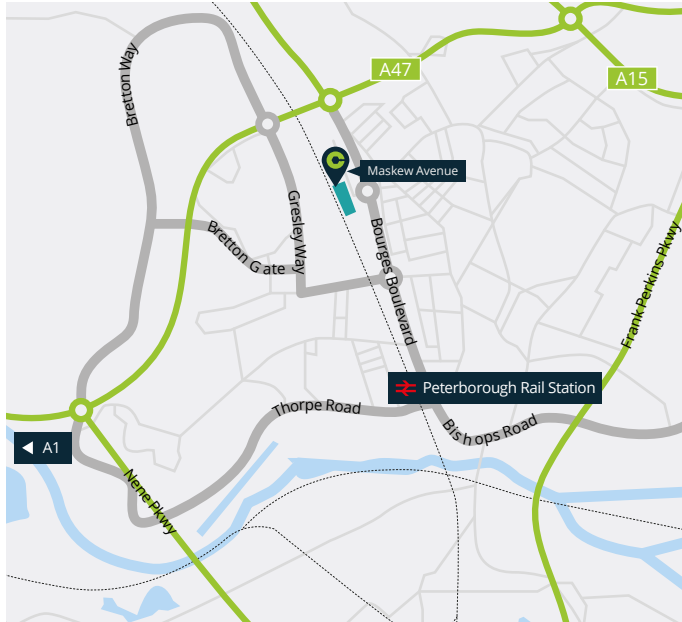
- 24 / 7 use
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bourgesview.co.uk

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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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, February 2024.

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