

Lot 20, Muse House, Newark Road, Peterborough,

Cambridgeshire PE1 5YD

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 20, Muse House, Newark Road, Peterborough, Cambridgeshire PE1 5YD

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Property Information

Freehold Warehouse and Office Investment

- Includes Modern Office Building with Warehouse and Secure Car Park / Yard.
- Approximate Site Area of 0.20 Ha (0.49 Acres) and 16% site coverage.
- Situated on an Established Industrial Estate
- Neighbouring Occupiers include Perkins Engines, DFS - CDC Peterborough, Barrys Clearance Cash and Carry, Motorpoint, Euro Car Parts, Lodge Tyre and GSF Car Parts

Lot	Auction
20	15th May 2025

Rent	Status
£78,732 per Annum Exclusive	Available

Sector	Auction Venue
Office, Warehouse	Live Streamed Auction

On Behalf of Receivers

Location

Miles	36 miles north of Cambridge, 44 miles east of Leicester, 80 miles north of Central London
Roads	A1139, A1(M) Junction 17
Rail	Peterborough Rail Station, direct to London King's Cross in approximately 50 minutes
Air	London Stansted Airport

Situation

The property is situated on the east side of Newark Road in the heart of a busy well established industrial estate, just 1.5 miles north east of the city centre. Neighbouring Occupiers include Perkins Engines, DFS - CDC Peterborough, Barrys Clearance Cash and Carry, Motorpoint, Euro Car Parts, Lodge Tyre and GSF Car Parts

Tenure

Freehold.

EPC

See Legal Pack.

Description

The property comprises a regular and level site of approximately 0.20 Ha (0.49 Acres) upon which is built a modern 2 storey office building, fronting Newark Road and an Industrial building to the rear of the site. The office benefits from air conditioning.

The industrial building benefits from an Eaves Height of approximately 5m (16 ft) and a vehicle access loading door and a full mezzanine floor.. The site has a secure yard area bound by steel palisade fencing.

Octopus Bridging Loan for Buyers

Note

This property is being marketed for sale on behalf of Receivers and therefore no warranties, representations or guarantees are given or will be given by the Receivers or the Auctioneers in respect of the information in these particulars or any matter relating to the property, including VAT. Any information provided is provided without liability on the part of the Receivers and Auctioneers for any reliance placed on it. The Receivers are acting without personal liability and are not bound to accept the highest or any offer.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 20, Muse House, Newark Road, Peterborough, Cambridgeshire PE1 5YD

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Building	Floor	Use	Floor Areas Approx sq m	Floor Area Approx sq ft	Tenant	Term	Rent (pax)	Rent Review
Muse House	Ground	Office	-	-	CESL	5 years	-	-
Muse House	Ground	Office	-	-	ROCKET VEHICLE GROUP LIMITED (CRN: 13716702)	15 years from 06/05/2024	£18,000	06/11/2031
Muse House	Ground	Office	-	-	MARY'S CHILD CHARITY (CRN: CE020196)	1 month rolling from 07/08/2024	-	-
Muse House	Ground	Office	-	-	VENTZY LIMITED (CRN: 15211118)	5 years from 01/04/2024	£4,320	01/10/2026
Muse House - Total Ground floor Gross Internal Area			154.15	(1,659)			-	-
Muse House Warehouse Warehouse Yard	First Ground Mezzanine	Office Storage Storage	115.40 139.46 123.46	(1,242) (1,501) (1,329)	KONNEXA LIMITED (CRN: 14955935)	15 years from 24/03/2024	£56,412	-
Total Approximate Gross Internal Floor Area			532.47	(5,731)			£78,732	

Lot 20, Muse House, Newark Road, Peterborough,

Cambridgeshire PE1 5YD

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 20, Muse House, Newark Road, Peterborough,
Cambridgeshire PE1 5YD

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Lot 20, Muse House, Newark Road, Peterborough,
Cambridgeshire PE1 5YD**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 20, Muse House, Newark Road, Peterborough,

Cambridgeshire PE1 5YD

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 20, Muse House, Newark Road, Peterborough,
Cambridgeshire PE1 5YD

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Lot 20, Muse House, Newark Road, Peterborough,
Cambridgeshire PE1 5YD**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 20, Muse House, Newark Road, Peterborough,

Cambridgeshire PE1 5YD

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 20, Muse House, Newark Road, Peterborough,
Cambridgeshire PE1 5YD

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Lot 20, Muse House, Newark Road, Peterborough,
Cambridgeshire PE1 5YD**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 20, Muse House, Newark Road, Peterborough,

Cambridgeshire PE1 5YD

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Lot 20, Muse House, Newark Road, Peterborough,
Cambridgeshire PE1 5YD**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 20, Muse House, Newark Road, Peterborough, Cambridgeshire PE1 5YD

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Seddons Solicitors

Jude Salmon
0207 725 8049
jude.salmon@seddons-gsc.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024