

**Lot 28, Muse House, Newark Road, Peterborough,  
Cambridgeshire PE1 5YD**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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## 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** 28  
**Auction** 10th July 2025

**Rent** £78,732 per Annum Exclusive

**Status** Available

**Sector** Office, Warehouse

**Auction Venue** 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

Office Building = B, Warehouse Building = C.

### 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.

### Note

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## 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	-
<b>Total Approximate Gross Internal Floor Area</b>			<b>532.47</b>	<b>(5,731)</b>			<b>£78.732</b>	

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## Contacts

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### Seller's Solicitors

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2024