

DETACHED OFFICE BUILDING

TO LET



Marmalade House, Alpha Park, Mallard Road  
Bretton, Peterborough PE3 8AF

**Eddisons**

# MARMALADE HOUSE

ALPHA PARK, MALLARD ROAD, BRETTON, PETERBOROUGH PE3 8AF



Agreement

To Let



Detail

Office



Rent

£106,550 pax



Size

989.89 sq m (10,655 sq ft)



Location

Peterborough PE3 8AF



Property ID

801.114779

For Viewing & All Other Enquiries Please Contact:



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Director

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Graduate Surveyor

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07976 796231  
01733 838465

Or Joint Agents Savills - 01733 567231

## Property

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The property comprises a purpose built detached office building arranged over ground and two upper floors. The building is fitted out to a good standard and benefits from air conditioning, LED lighting, good sized reception area, passenger lift, kitchen and WC's and approximately 75 parking spaces.

## Accommodation

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Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	324.88	3,497
First Floor	332.79	3,582
Second Floor	332.22	3,576
Total Net Internal Floor Area	989.89	10,655

## Energy Performance Certificate

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A new EPC has been commissioned and will be made available on request. The previous EPC (now expired) had a rating of C (70).

## Services

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We understand that mains water, electricity, gas and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

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We understand that the property has consent for use an Office within Class E(g)(i) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

## Business Rates

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Charging Authority: Peterborough City Council  
Description: Offices and Premises  
Rateable Value: £95,500

Business Rates are normally charged at 55.5 pence in the pound on the Rateable Value, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

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The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

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£106,550 per annum exclusive

## Estate Charge

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An estate charge is levied to cover the upkeep, maintenance and repair of all common parts of the development. Details on request

## VAT

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

## Legal Costs

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

## Anti-Money Laundering

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Prospective tenants will be required to provide ID documentation and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is located within Alpha Park on Mallard Road, itself off Bretton Way, within the Bretton Business Area and approximately 3 miles to the north of Peterborough City Centre.

Occupiers in the area include Planet Ice Ice Rink, Smiths of Peterborough Nissan and Renault dealerships, H W Martin Traffic Management and E-Leather, amongst others.

There is easy access to the Peterborough Parkway system via Junction 17 of the Soke Parkway (A47) and thereafter to the A1(M), A605 and A15.





