

TO LET - OFFICE

6 CYRUS WAY

Cygnets Park, Hampton, Peterborough, PE7 8HP



Key Highlights

- 5,321 sq ft
- Business park location close to A1(M)
- EPC Rating: C
- Short walk to Starbucks and Serpentine Green Shopping Centre
- First floor fully furnished offices with meeting rooms and kitchen
- 20 allocated car parking spaces including 2 EV points
- Refurbished with air conditioning

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
01733 344 414
savills.co.uk



Description

6 Cyrus Way is a modern detached purpose built office building. The available space is the first floor offices with kitchen and board/meeting room and is fitted with air conditioning and LED lighting. There is lift access from the ground floor with WC and shower facilities. The offices are fully furnished but are available unfurnished if required.

Location

The property is located in the Hampton area of Peterborough which has good access to the A1139 and J17 of A1(M), A47 and A605. It is approximately 6 miles to Peterborough city centre. Peterborough has an excellent fast rail service to London Kings Cross and to Newcastle and Edinburgh.

Nearby there is the Serpentine Green Shopping Centre which includes a Tesco Extra, Boots and many other stores. There are also a selection of restaurants, coffee shops and hotels close by.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Floor	5,321	494.34	Available

Viewings

Strictly by appointment with the sole agent.

Terms

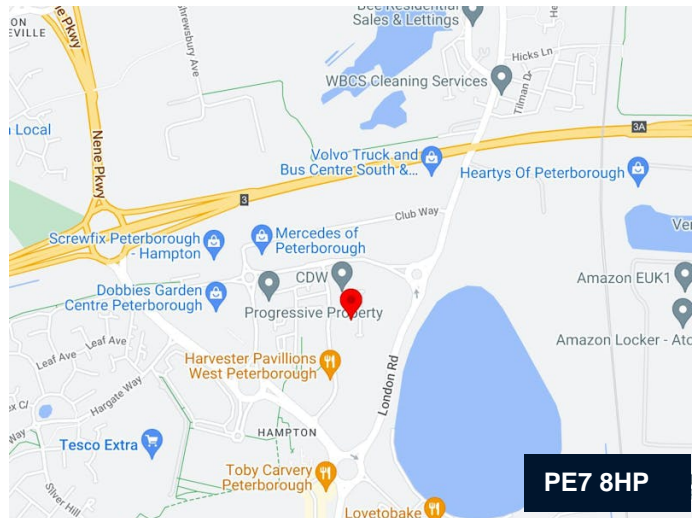
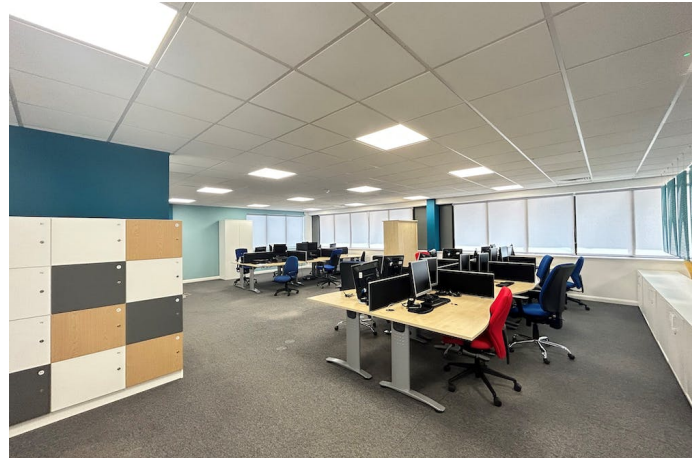
The accommodation is available to let on terms to be agreed. Guide rent of £13.50 per sq ft plus VAT.

Service Charge

A service charge is payable for maintenance of common and external areas.

Business Rates

The first floor offices will require to be reassessed by the VOA in due course but an estimate of the Rateable Value would be in the region of £56,000. Interest parties to satisfy themselves further with Peterborough City Council.



Contact

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906

+44 (0) 7807 999 211

egee@savills.com

James Anderson

+44 (0) 1733 201388

+44 (0) 7977 034 282

james.g.anderson@savills.com

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