

OFFICES

TO LET



6A, B & D Belgic Square,

Peterborough PE1 5XF

801.148329



BTG
Eddisons

THE OLD BAKERY, BELGIC SQUARE

PETERBOROUGH, PE1 5XF



Agreement

To Let



Detail

Offices



Rent/Price

£8,750 pax



Size

115 sq m (1,240 sq ft)



Location

Peterborough, PE1 5XF



Property ID

801.148329

For Viewing & All Other Enquiries Please Contact:



Julian Welch

Director

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Property

The premises comprise a self contained business unit with 5 separate office areas. Recently refurbished, the unit benefits from suspended ceilings, some Category II lighting, electric heating and a mixture of laminate and carpet flooring. The unit has shared toilets and kitchen and 5 allocated parking spaces.

Accommodation

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

Area	Sq M	Sq Ft
Total GIA	115.19	1,240

Energy Performance Certificate

Rating: An EPC has been commissioned and will be made available on request.

Services

We understand that mains water, electricity 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

We understand that the property has consent for offices falling within E(g) (Commercial, Business & Services Use) 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.

Rates

Charging Authority: Peterborough City Council
Description: Offices and Premises
Rateable Value 6A & 6B £7,000
Rateable Value 6C £3,100

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

(Reference appropriate rates relief here if preferred - delete text in brackets if not needed). Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable.

Tenure

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

Rent

£8,750 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

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

Legal Costs

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

Location

Belgic Square is located off Padholme Road East within the established Eastern Industrial area of Peterborough, approximately 1 mile to the southeast of Peterborough City Centre.

This area of the city provides a mixture of light industrial, warehouse, office, retail and leisure space and is also the primary location of one of the city's largest employers, Perkins engines.

There is easy access to the Peterborough Parkway system via the Boongate Junction, and thereafter to the national road network via the A1, A605, A47 and A15.





