

OFFICE, RETAIL TO LET

Southgate Park

Peterborough, PE2 6YS



Key Highlights

- Unique detached office/retail building
- 5 car parking spaces
- Part comfort cooled
- LED light fittings
- Kitchen on both floors
- EPC: C
- Entry phone and fire alarm systems
- 1,250 sq ft (116.13 sq m)

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

The Hub is a detached brick built office building in an octagonal configuration arranged over 2 storeys.

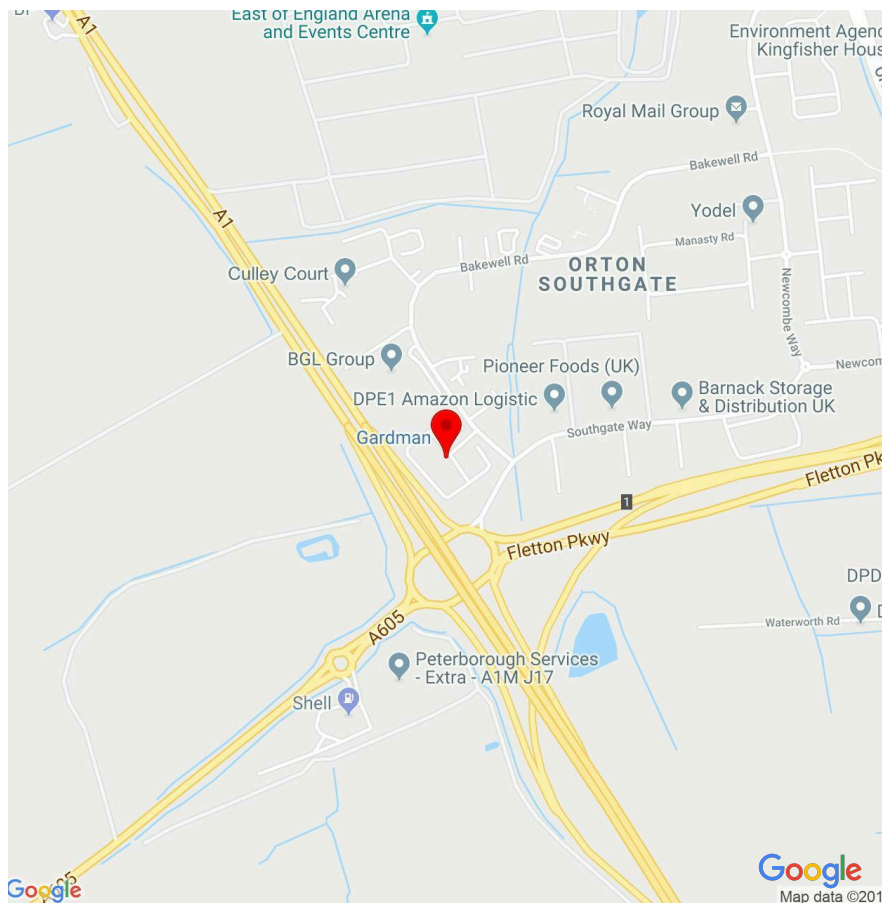
The ground floor provides an entrance lobby area, partitioned offices, kitchen and toilets. The first floor is largely open plan with kitchen and storage facilities. 5 dedicated car parking spaces are included.

LOCATION

Southgate Hub is located within Southgate Park, Orton Southgate, Peterborough. It is located close to Peterborough Business Park and has good access to the A1(M) and A605. Local facilities are available at Alwalton and OrtonGate. Nearby occupiers Virgin Media, YBS and BGL Group.

SPECIFICATIONS

- The Hub is over 2 floors of brick construction and pitched tiled roof. The specification includes:
- LED light fittings
- Part comfort cooled
- Carpeted floor
- Kitchen facilities on both floors
- Telecoms/entry phone system
- Fire alarm system
- 5 dedicated car parking spaces

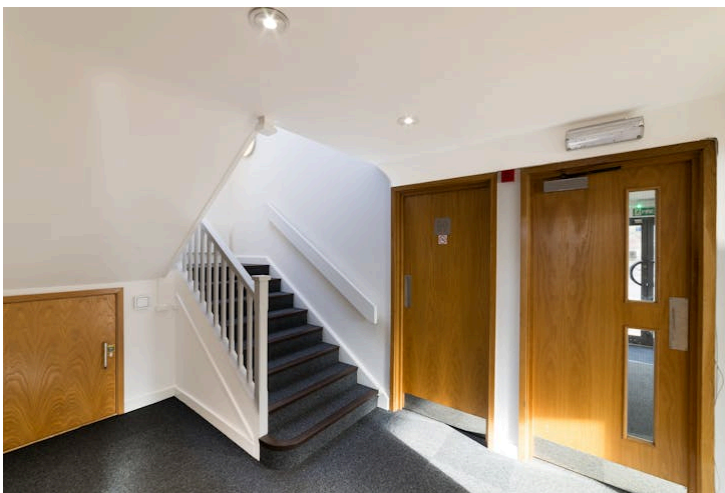


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VIEWINGS

Strictly by appointment with the sole agent.

TERMS

The property is available to rent on terms to be agreed. Guide rent: £22,000 per annum exclusive.

BUSINESS RATES

The Hub currently has a rateable value of £11,250.

SERVICE CHARGE

A service charge will be payable in connection with the communal areas on the estate.

EPC

The Hub has an EPC rating of C.

LEGAL COSTS

Each party are to bear their own legal costs in this transaction.

CONTACTS

For further information please contact:

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 'i' and 'l's having a distinctive shape. The logo is set against a yellow rectangular background.

Energy performance certificate (EPC)

Southgate Hub Southgate Park Bakewell Road Orton Southgate PETERBOROUGH PE2 6YS	Energy rating C	Valid until: 4 April 2034
		Certificate number: 1184-9453-7662-9939-7441

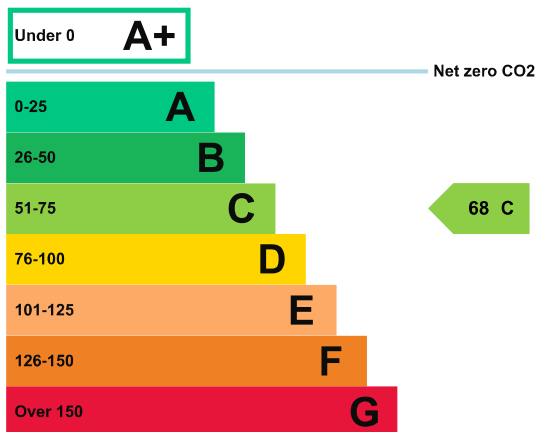
Property type	Offices and Workshop Businesses
Total floor area	178 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	20 A
If typical of the existing stock	81 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	21.26
Primary energy use (kWh/m2 per year)	149

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4681-4978-7864-6577-7220\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Harry Beresford
Telephone	02074 935 503
Email	michael.clements@joneshargreaves.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023385
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Jones Hargreaves
Employer address	Matthew Murray House 97 Water Lane Leeds LS11 5QN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 October 2023
Date of certificate	5 April 2024