

TO LET - OFFICE

# 6 CYRUS WAY

Cygnets Park, Hampton, Peterborough, PE7 8HP



## Key Highlights

- 2,163 to 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

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## 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 first floor has the following net internal area, but can be split into two suites of 2,163 sq ft and 2,906 sq ft if a smaller space is required.

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

## Viewings

Strictly by appointment with the sole agent.

## Terms

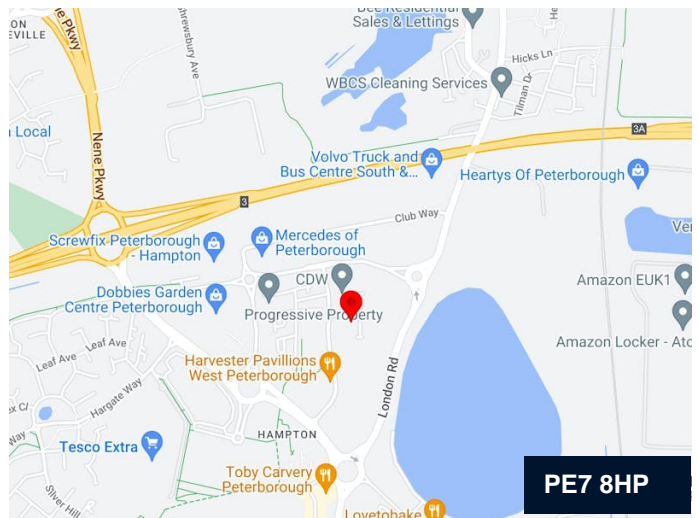
The accommodation is available to let on terms to be agreed. Guide rent of £13.50 per sq ft plus VAT.

## 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

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