

OFFICE TO LET

Market Chambers

Peterborough, PE1 1XW



Key Highlights

- Entrance onto Cathedral Square
- 8 person passenger lift
- Suitable for a range of uses - subject to planning
- Self-contained second floor office suites
- Nearby car parking by way of annual season permits - subject to negotiation
- EPC Rating: D

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

01733 344414

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DESCRIPTION

The premises comprise second floor self-contained office suite, assessed via a ground floor lobby with lift and stairs access. The offices are carpeted throughout with suspended ceilings and fluorescent lighting.

ACCOMMODATION

The accommodation comprises the following areas:

| FLOOR AREA | SQ FT | SQ M |
|---------------------|-------|------|
| Suite - A 2nd Floor | 1,700 | 158 |
| Suite - B 2nd Floor | 1,959 | 182 |

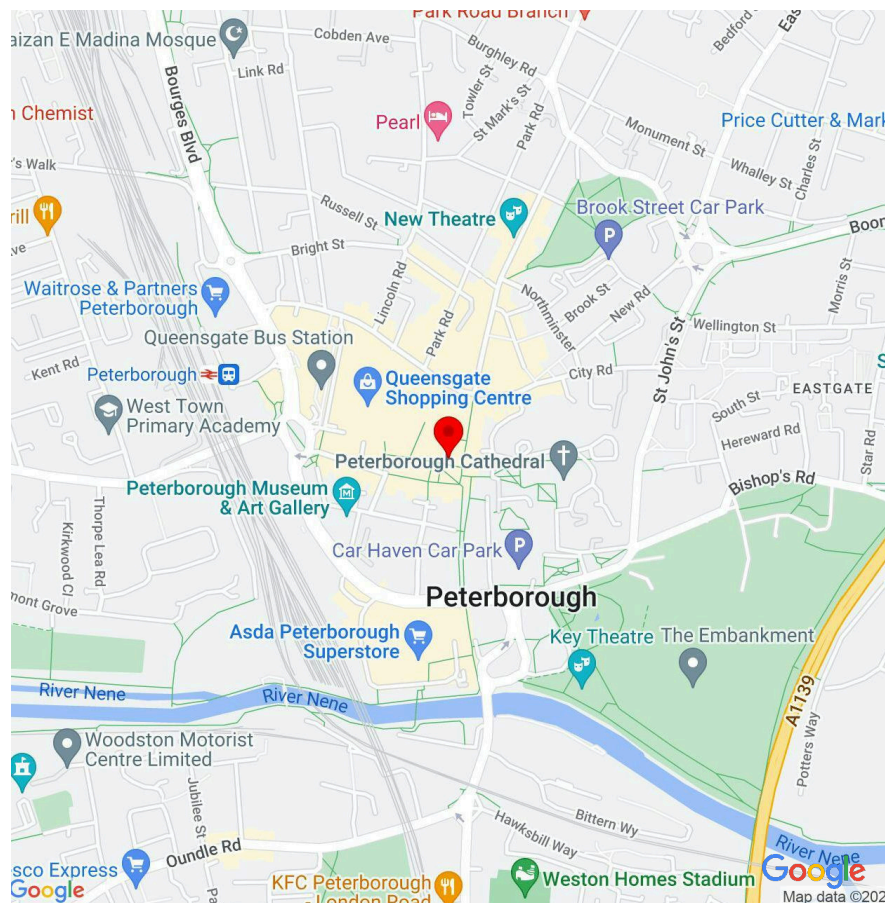
LOCATION

The premises are located in the heart of Peterborough city centre with direct access from Cathedral Square and is located close to the Queensgate Shopping Centre. Peterborough is a historic cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Peterborough Railway Station is on the East Coast Mainline which allows direct access to London King's Cross with a fastest journey time of approximately 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 55 min). Peterborough is also served by the Cross Country operated Birmingham to Peterborough line with services to Leicester (55 min) and Birmingham (1 hr 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports.

It has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population with a current population within the urban area of approximately 205,000.

Occupiers in Market Chambers include Brook Street Bureau, The Best Connection Group, VFS Global and Total Dental Care. Cathedral Square occupiers include Nandos, HSBC, Yorkshire Building Society, NatWest, Franco Manca and Wildwood.



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VIEWINGS

Floor plans available upon request.

TERMS

The property is available to let on a new lease on terms to be agreed. Guide rent of £10 per sq ft plus VAT.

VAT

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

BUSINESS RATES

The Valuation Office Agency website lists the property with a current rateable value of £20,500.

SERVICE CHARGE

There is a service charge to cover costs associated with the common areas and external maintenance.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

EPC

The property currently has an EPC assessment of D - the certificate is attached.

LEGAL COSTS

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

PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

| | | |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Suite B First Floor, Market Chambers 1-4 Long Causeway PETERBOROUGH PE1 1XW | Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1> | Valid until: 22 November 2030 <hr/> Certificate number: 7729-0773-8371-0498-8510 |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------|

Property type B1 Offices and Workshop businesses

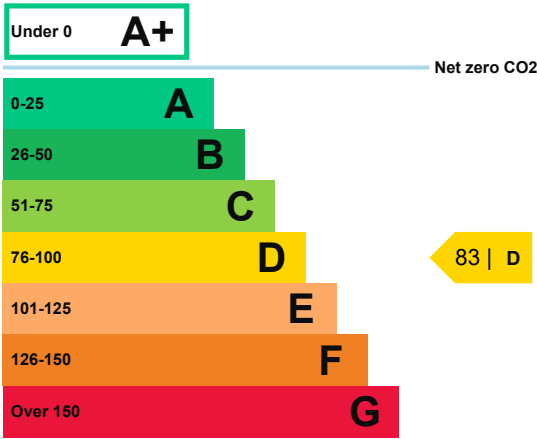
Total floor area 170 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 24 | A

If typical of the existing stock 70 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

| | |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 52.9 |
| Primary energy use (kWh/m ² per year) | 310 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9340-0150-3608-7631-4382\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

| | |
|-----------------|--------------------------------------------------------------|
| Assessor's name | Mr Steven Bloom |
| Telephone | 02081720080 |
| Email | sales@arcenergy.net |

Accreditation scheme contact details

| | |
|----------------------|------------------------------------------------------------------------|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor ID | STRO003072 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

Assessment details

| | |
|------------------------|-----------------------------------------------------------|
| Employer | ARC Energy Assessment Ltd |
| Employer address | 46 Wickets Way, Ilford, Essex IG6 3DF |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 12 November 2020 |
| Date of certificate | 23 November 2020 |
