

TO LET - OFFICE

26-28 BROADWAY

Peterborough, PE1 1RS



Key Highlights

- 1,561 sq ft
- First floor office suite
- 1 car parking space
- Refurbished WC and shower facilities
- Self-contained with own entrance off Broadway
- Open plan layout with storage
- EPC Rating: B

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Stuart House
Peterborough PE1 1QF
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Description

This first floor office suite is self-contained and predominantly open plan with refurbished WC facilities, a shower room and store to the rear. The offices are fitted with suspended ceilings, recessed LED lighting, perimeter cable trunking and radiator central heating. It is considered suitable for a range of uses (subject to planning).

Externally there is 1 car parking space at the rear of the building.

Location

The property is prominently on Broadway in Peterborough city centre, it is close to Queensgate Shopping Centre and the railway and bus stations. Nearby occupiers include Tesco, Wetherspoons and Poundland. It is close to a new 300+ apartment scheme currently under construction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Floor	1,561	145.02	Available
Total	1,561	145.02	

Viewings

Strictly by appointment with the sole agent.

Terms

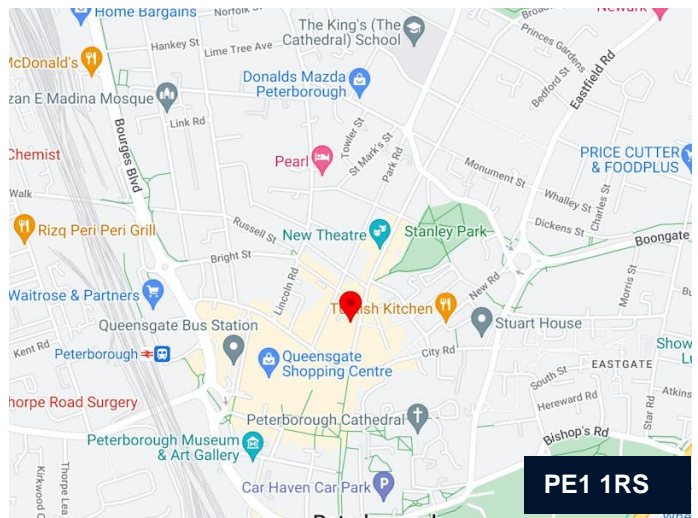
The property is available to rent on terms to be agreed. Guide rent of £15,000 per annum plus VAT.

Service Charge

A service charge is payable in connection with the upkeep of the external elements of the building.

Business Rates

Rates payable: £8,607.75 per annum
(based upon Rateable Value: £17,250)



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