

01733 897722

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PRIME OFFICES - TO LET

Eddisons

Incorporating Barker Storey Matthews



**FIRST FLOOR BLOCK B WESTERN HOUSE
PETERBOROUGH BUSINESS PARK, PE2 6FZ**

Rent Upon Application

12,600 sq ft (1,170.6 sq m)

- Open plan space
- To be fully refurbished
- Air conditioned
- Established Business Park setting

LOCATION

The property is situated off Lynchwood at Peterborough Business Park directly to the west of Peterborough city centre. Over the years the Peterborough Business Park has established itself as the premier office location in the city.

Occupiers in the immediate vicinity include Cummins, ABF, AB Agri, Diligenta, Bauer, AWG, and Royal and Sun Alliance. A Marriott Hotel is located at the western end of the Park.

DESCRIPTION

The premises comprise a first floor suite of a larger two storey office building. The suite has the benefit of a generous shared reception area which can be manned to suit the occupier's requirements. A fully fitted canteen and rest area is included within the floor space.

There is a large car park opposite and wrapped around the building. The number of spaces available are by negotiation.

SERVICES / REFURBISHMENT

The accommodation benefits from air conditioning / heating and raised floors throughout. The suite is to be fully refurbished following the vacation by the current tenant. The work will include:

- Full redecoration throughout
- New carpets
- M & E Refurbishment
- New ceilings with inset LED lighting

ACCOMMODATION

Ground Floor Reception	38.3 sq m	(412 sq ft)
First Floor Canteen/Rest	76.5 sq m	(823 sq ft)
First Floor offices	1,055.8 sq m	(11,365 sq ft)
Total	1,170.6 sq m	(12,600 sq ft)

All floor areas are approximate and stated on a net internal basis. The area quoted for the reception is based on half the total floor of the reception as it is shared with the ground floor occupier.

BUSINESS RATES

From Internet enquiries of the Valuation Office web site we understand the premises have a current rateable value (2017 Assessment) of £132,000. For the year commencing 1 April 2020 rates will normally be charged at 49.9p in the pound. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

RENT

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VAT

We understand that VAT will be charged on rent.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

EPC

The property has an EPC of E (112). A copy of the EPC is available on our website.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating **Barker Storey Matthews**

33 Thorpe Road, Peterborough, PE3 6AB

Steve Hawkins / Freddie Dade
Stephen.Hawkins@Eddisons.com /
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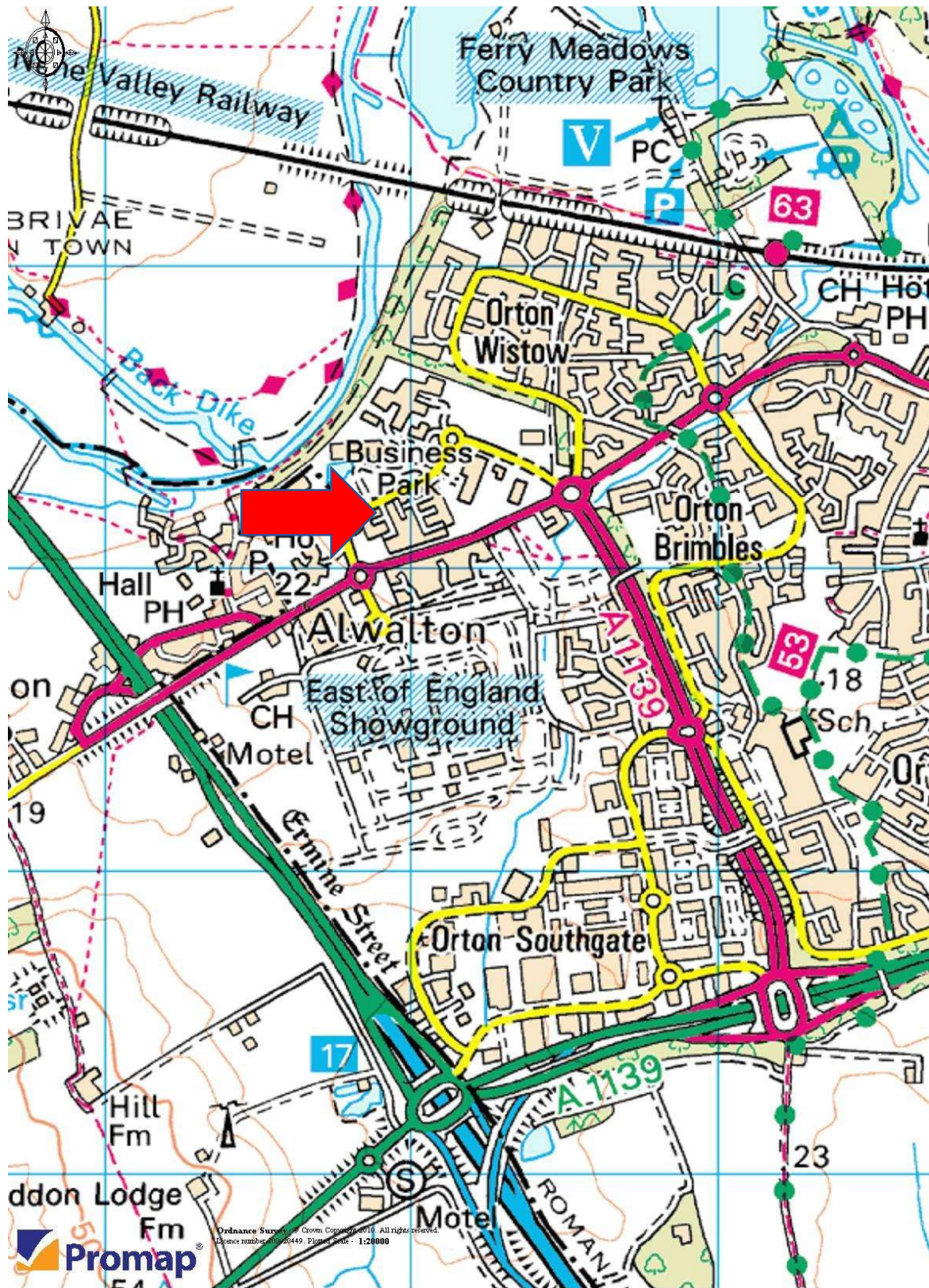
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.



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