

TO LET - OFFICE

MARMALADE HOUSE

Alpha Business Centre, Mallard Road, Peterborough, PE3 8AF



Key Highlights

- 10,655 sq ft
- Air conditioning & LED lighting
- Approx 75 parking spaces
- Detached three storey office building
- Reception area & passenger lift
- EPC: D

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
01733 344 414
[savills.co.uk](https://www.savills.co.uk)



Description

The property is a purpose built three storey office building with on site parking. The building is fitted out to a good standard and has air conditioning, LED lighting, reception area and passenger lift, kitchen and WC facilities. Externally there is parking for approximately 75 cars.

Location

Marmalade House is located within Alpha Park, Mallard Road, Bretton, Peterborough and is approximately 3 miles from Peterborough city centre.

Nearby occupiers include Plant Ice, Smiths Nissan, Renault & Hyundai dealership, E-Leather and H W Martin Traffic Management.

Alpha Park has excellent access to the Peterborough ring road dual carriageway system via the A47 which connects to A15, A605 and A1(M).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,497	324.88
1st - Floor	3,582	332.78
2nd - Floor	3,576	332.22
Total	10,655	989.88

Viewings

Strictly by appointment with the joint agents, Savills and Eddisons 01733 897722.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed. The guide rent is £106,550 per annum exclusive of VAT.

An estate service charge is payable towards the maintenance of all common parts of the development. Details available from the agents.

Business Rates

Rates payable: £53,002.50 per annum
(based upon Rateable Value: £95,500)

Contact

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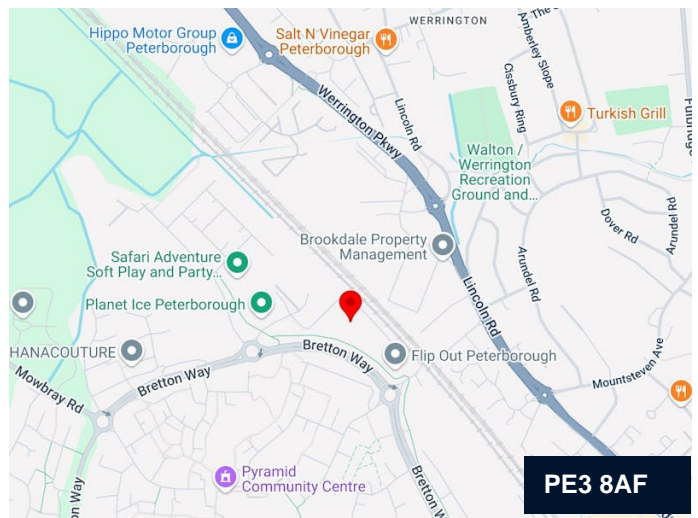
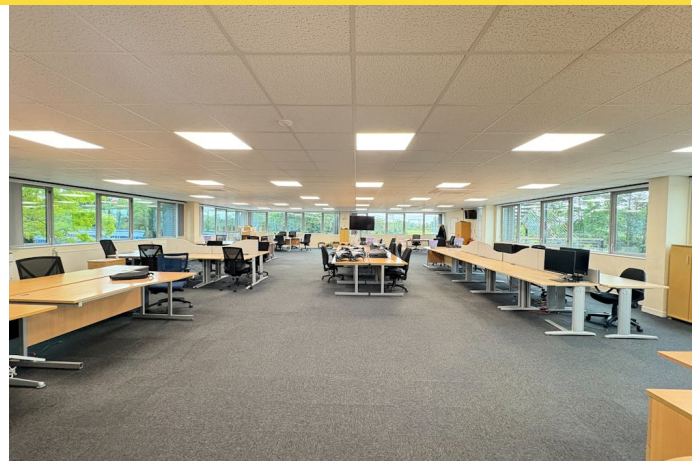
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