

**OFFICE TO LET / FOR SALE**

# Thorpe Park, Thorpe Road

Peterborough, PE3 6JY



## Key Highlights

- High quality offices totalling 49,642 sq ft in landscaped grounds
- Total site area of approximately 5.75 acres
- 310 on site car spaces (1:195 sq ft)
- EPC Rating: D
- Unique building with air conditioning and full height glazed atrium
- Redevelopment opportunity - subject to planning

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

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## DESCRIPTION

The property is a headquarters office building occupied primarily by Zellis, and is of brick construction with a tiled roof and is set in attractive landscaped grounds.

The self-contained office suite is situated on the ground floor and has:-

- Air conditioning
- Central Heating
- Raised floors
- Uplighters & Category II lighting
- Kitchen and WC's
- Landscaped grounds

## ACCOMMODATION

The accommodation comprises of the following

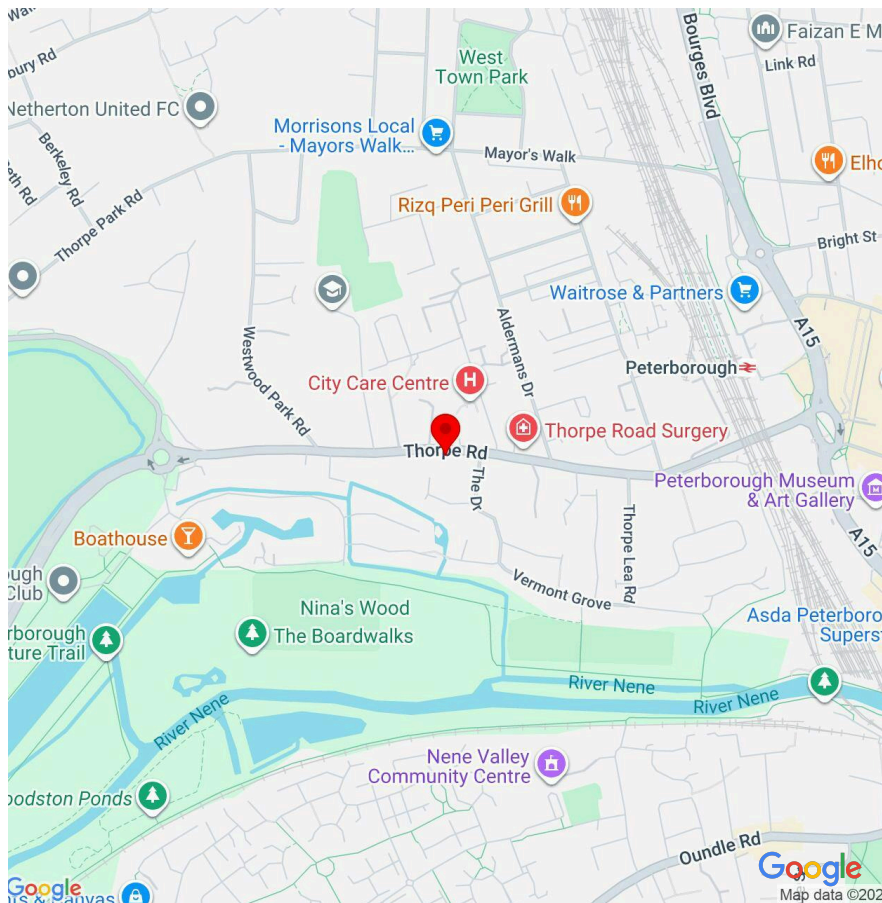
FLOOR AREA	SQ FT	SQ M
Ground	40,134	3,729
1st	9,508	883
<b>TOTAL</b>	<b>49,642</b>	<b>4,612</b>

## LOCATION

Thorpe Park is located just off Longthorpe Parkway (A1179) one of the main arterial roads into Peterborough. It provides excellent access to the Parkway dual carriageway road system linking onto the A1(M) 6 miles to the west and to the A47. Thorpe Park lies 2 miles to the west of the city centre.

Peterborough is 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 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.



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## VIEWINGS

Strictly by appointment with the sole agents.

## TERMS

The property is available for sale at a guide price of £3.5million. A letting of the whole or a substantial part may also be considered.

## LEGAL COSTS

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

## BUSINESS RATES

Rateable Value:  
Available on application

## VAT

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

## TENANCY

The property is currently occupied by Zellis UK Limited until 31st August 2026. They have confirmed they will not be renewing the lease after this date.

## EPC

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

## 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.

## FLOOR PLANS

Available upon request.

## CONTACTS

For further information please contact:

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