

TO LET - OFFICE

RHYS HOUSE & ANCHOR HOUSE

Minerva Business Park, Lynch Wood, Peterborough, PE2 6FT



Key Highlights

- 2,370 to 9,480 sq ft
- Two storey offices
- EPC - TBC
- Available from June 2025
- Prime office park location
- Air conditioning
- Potential to be split into 4 separate offices
- Parking; Rhys House 28 spaces - Anchor House 26 spaces

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
01733 344 414
savills.co.uk



Description

Rhys House and Anchor House comprise a semi-detached office two storey office building. The offices provide flexible space with meeting rooms with air conditioning. Each floor has male & female WC facilities and kitchens. There are a total of 20 car parking spaces assigned to each building.

Location

Minerva Business Park is located to the west of Peterborough city centre and forms part of Peterborough Business Park. It has excellent access to the A1(M) J17, A605, A47 and A15. There is a bus route from the city centre to the Business Park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Rhys House	4,740	440.36	Available
Building - Anchor House	4,740	440.36	Available
Total	9,480	880.72	

Viewings

Strictly by appointment with the sole agents.

Terms

The offices are available to let on terms to be agreed.

Service Charge

A service charge is payable towards the maintenance of the common areas of the Estate.

EPC

To be confirmed.

Services

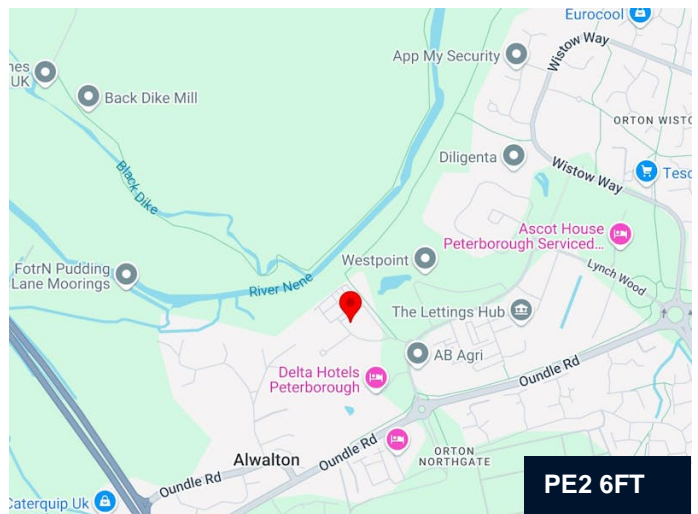
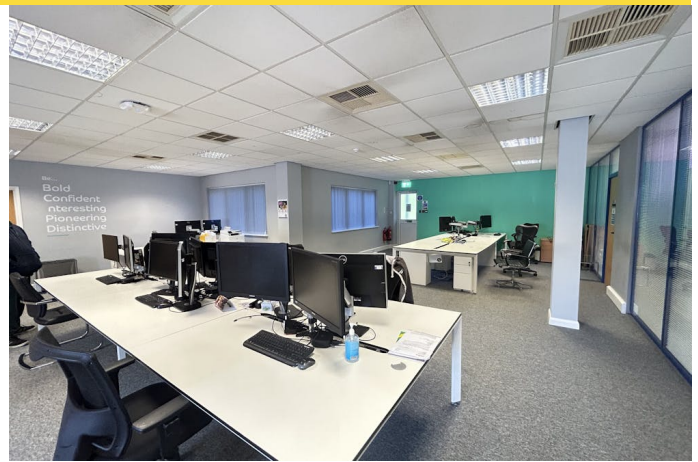
Mains electricity, water and drainage are all believed to be available to the property. Interested parties are advised to make their own enquiries to the relevant service providers. No warranty can be given in respect of the conditions or working order or service, fixtures and fittings.

Business Rates

Rates payable: £55,500 per annum

(based upon Rateable Value: £100,000)

Combined Rateable Value for Rhys House & Anchor House



Contact

James Anderson MSc MRICS

+44 (0) 1733 201388

+44 (0) 7977 034 282

james.g.anderson@savills.com

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906

+44 (0) 7807 999 211

egee@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 01/05/2025



