



FOUNTAINCOURT

TO LET

FIRST FLOOR | FOUNTAIN COURT | LYNCHWOOD | PETERBOROUGH BUSINESS PARK | PE2 6FZ



MODERN OFFICES ■

PREMIER BUSINESS PARK LOCATION ■

GENEROUS PARKING PROVISION ■

AIR CONDITIONING ■

2,050 SQ M / 22,066 SQ FT ■

The premises comprise the entire first floor of Fountain Court. The high-quality office suite provides fully fitted offices, to include a variety of meeting rooms, break out areas and open plan space and is fitted to a high standard.

The opportunity exists for a tenant to take the space “as seen” to benefit from a substantial saving in potential fit out. Alternatively, the premises may be refurbished to open plan if an ingoing tenant so desires. Further details available from the agents.

Generous car parking is provided with additional spaces available by separate negotiation.

ACCOMMODATION

Please note all areas are calculated on a NIA basis and are approximate.

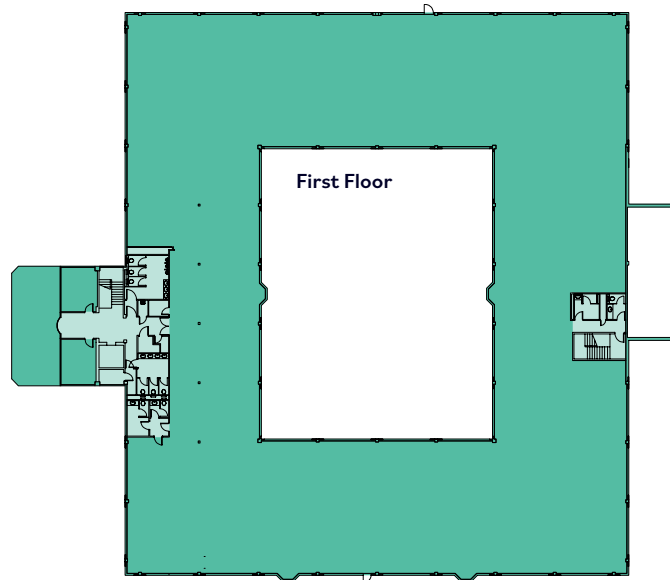
	SQ FT	SQ M
First Floor	22,066	2,050

SERVICES

Mains electricity, gas and water are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

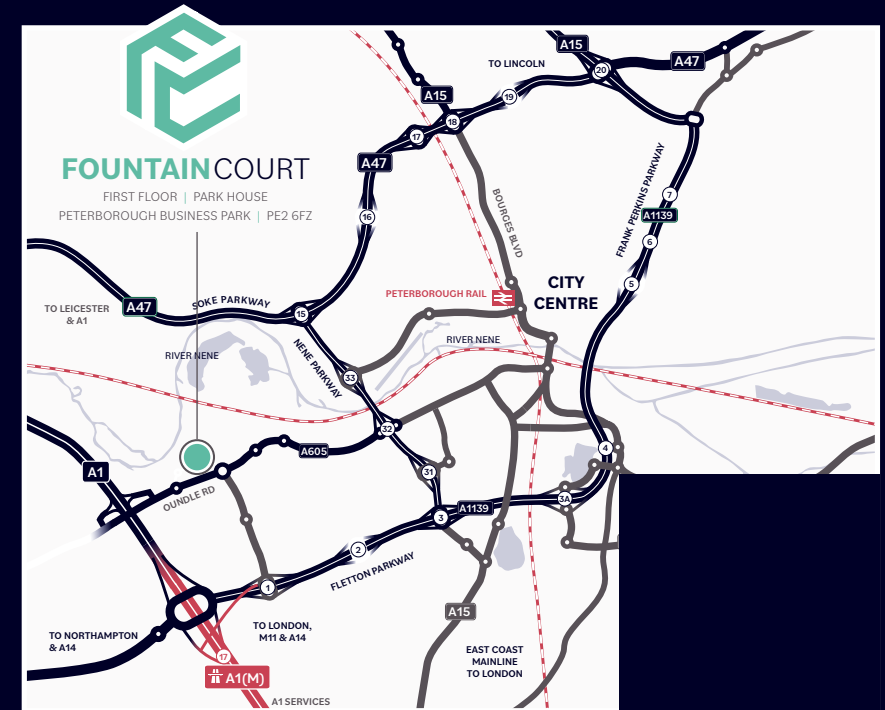
EPC

E (108). A copy is available upon request.



LOCATION

Peterborough Business Park is located directly to the west of Peterborough city centre and within 500m of the A1 at its junction with the A605 Oundle Road. 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, ADP, British Sugar, AB Agri, Diligenta, Bauer, AWC, and Royal and Sun Alliance. A Marriott Hotel is located at the western end of the Park. The Business Park is supplemented by a 4-star Marriott Hotel complete with health club and swimming pool, a Holiday Inn Express and Peterborough Arena, opposite.



Car	Distance	Airport	Time
Cambridge	40 miles	Stansted	1 hour 04 mins
Leicester	40 miles	Luton	1 hour 10 mins
Birmingham	80 miles	Birmingham	1 hour 25 mins
London	81 miles	Heathrow	1 hour 45 mins
Road	Distance	Rail	Time
A1 (M)	0.5 miles	Peterborough Rail	15 mins
A14	16 miles	Kings Cross	47 mins

BUSINESS RATES

From Internet enquiries of the Valuation Office website we understand the premises have a rateable value of £437,500 for the whole building to include the ground floor. The First floor assessment will need to be separated from the current assessment. Further details upon request from the agents. The amount of rates payable may be affected by transitional relief that may be applicable. Interested parties are advised to make their own enquiries Peterborough City Council.

RENT

Upon application to the agents. Rents quoted will be exclusive of VAT, business rates, service charge and all other outgoings.

LEASE TERMS

To be agreed by negotiation.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the building and the estate in general. Further details on application.

LEGAL COSTS

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

VAT

We understand that VAT will be charged on the rent.



VIEWINGS

Strictly by appointment with the agents:

Savills Peterborough

savills.co.uk

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William Rose
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James Anderson
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