

OFFICE TO LET

Marmalade House

Peterborough, PE3 8AF



Key Highlights

- Detached three storey office building
- Air conditioning & LED lighting
- Reception area & passenger lift
- Approx 75 parking spaces
- EPC: D
- Available as a whole or on a floor by floor basis

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

01733 344414

[savills.co.uk](https://www.savills.co.uk)

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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.

Rates & Charges

Rateable Value: £95,500

Rates Payable: £53,002.50 per annum

EPC: D

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Ground	3,497	325
1st - Floor	3,582	333
2nd - Floor	3,576	332
TOTAL	10,655	990



LOCATION

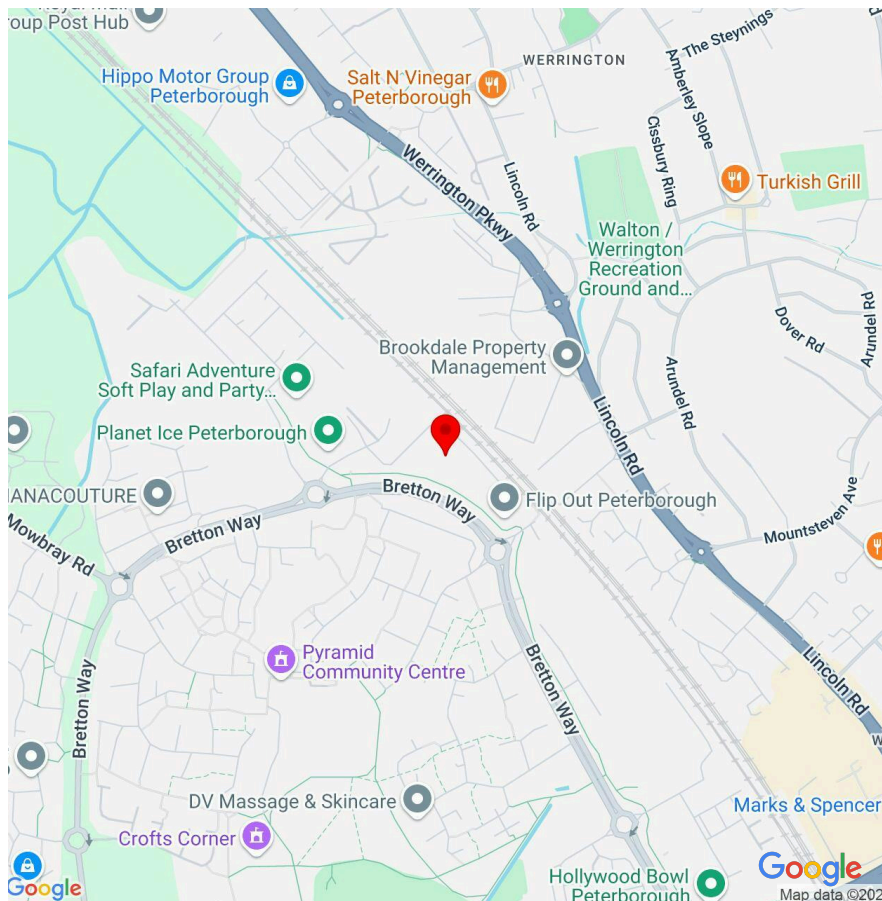
Marmalade House is located within Alpha Park, Mallard Road, Bretton, Peterborough and is approximately 3 miles from Peterborough city centre.

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).

SPECIFICATIONS

- 75 parking spaces
- Air conditioning
- LED lighting

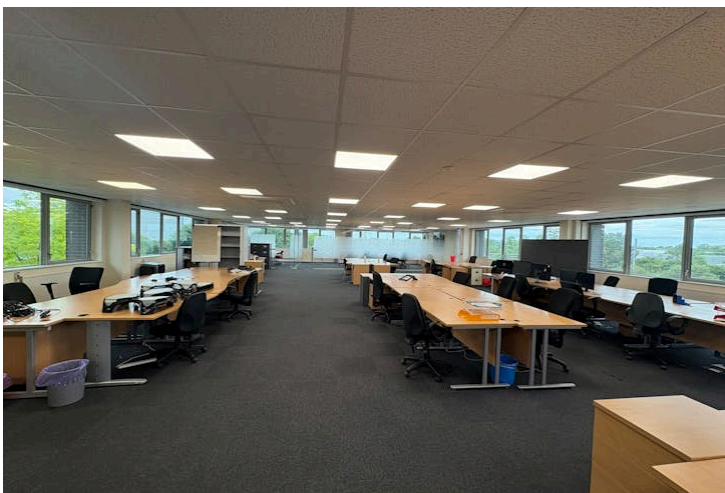
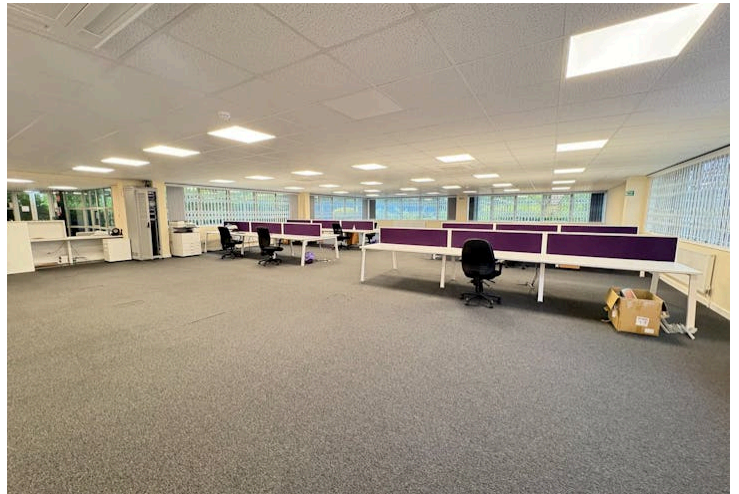
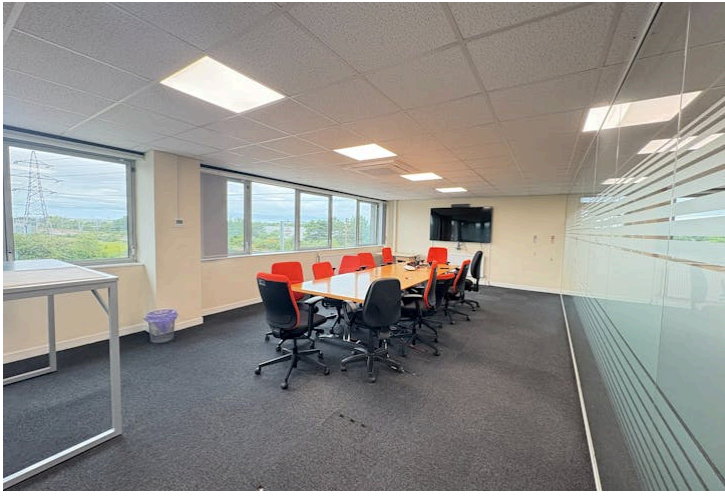


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VIEWINGS

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

BUSINESS RATES

The VOA website lists the property with a rateable value of £95,000 (2025-26). From 1st April 2026, the rateable value will remain at £106,000.

EPC

D Rating

TERMS

The property is available to let (as a whole or on a floor by floor basis) by way of a new full repairing and insuring lease for a term to be agreed. The guide ren...

SERVICE CHARGE

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

ANTI-MONEY LAUNDERING

Prospective tenants will be required to provide ID documentation and pass the necessary Anti-Money Laundering checks undertaken by the agents.

LEGAL COSTS

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

SERVICES

We understand that mains water, electricity, gas and drainage supplies are available and connected to the property. These have not been tested and are not...

PLANNING

We understand that the property has consent for use an Office within Class E(g) (i) of the Town and Country Planning (Use Classes) Order 1987 (as amended...

CONTACTS

For further information please contact:

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