

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 - B
- 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

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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.

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.

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

B

Services

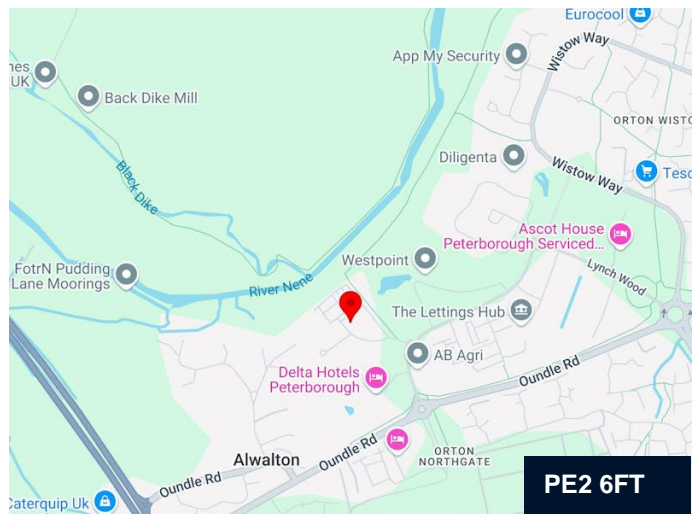
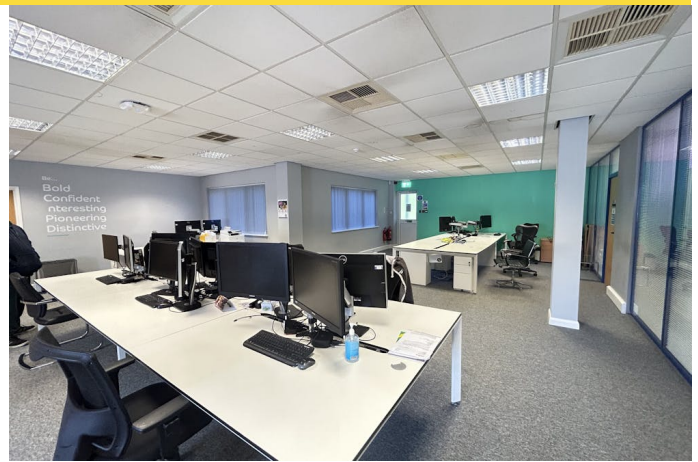
Mains electricity, water and drainage are all believed to be available to the property. Interested parties are advised to make their own enquiries to the relevant service providers. No warranty can be given in respect of the conditions or working order or service, fixtures and fittings.

Business Rates

Rates payable: £55,500 per annum

(based upon Rateable Value: £100,000)

Combined Rateable Value for Rhys House & Anchor House



Contact

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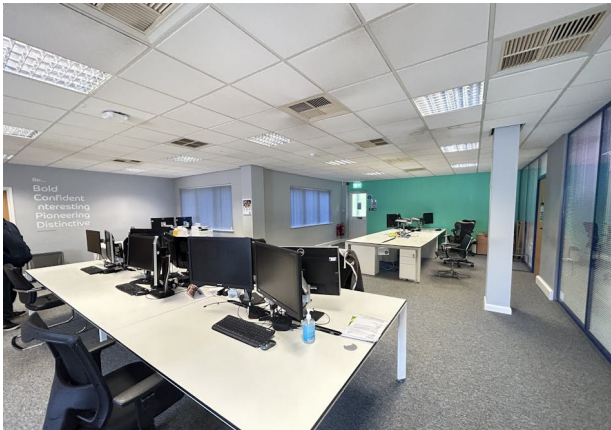
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Energy performance certificate (EPC)

Anchor House Minerva Business Park LYNCH WOOD PE2 6FT	Energy rating	Valid until:	7 May 2035
	B	Certificate number:	9813-7695-5850-2308-9418

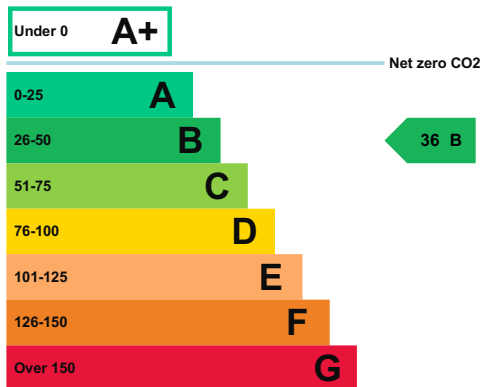
Property type	Offices and Workshop Businesses
Total floor area	486 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

8 A

If typical of the existing stock

33 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	10.82
Primary energy use (kWh/m ² per year)	117

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8591-4013-3411-6764-2238\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Jonathan Rogers
Telephone	02037011068
Email	jonathan@britishepc.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008637
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	British EPC
Employer address	49a High Street Huntingdon PE29 3AQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 May 2025
Date of certificate	8 May 2025

Energy performance certificate (EPC)

Rhys House Minerva Business Park LYNCH WOOD PE2 6FT	Energy rating	Valid until:	7 May 2035
	B	Certificate number:	7976-2586-2884-1271-2704

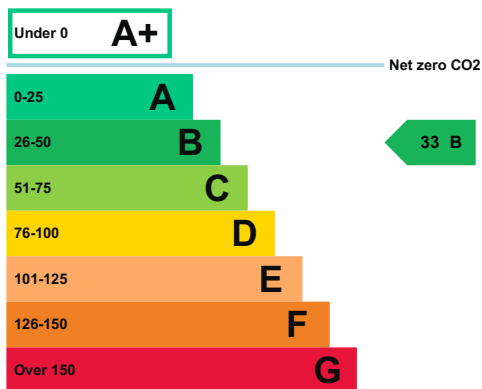
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How this property compares to others

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If newly built

9 A

If typical of the existing stock

36 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	9.89
Primary energy use (kWh/m ² per year)	107

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5208-2137-6245-0111-4648\)](#).

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