



# Saxon House

ORTON SOUTHGATE / PETERBOROUGH / PE2 6YS



**TO LET**

PRIME OFFICE BUILDING LOCATED JUST OFF THE A1(M)  
FLEXIBLE ACCOMMODATION FROM 9,695 - 29,745 SQ FT

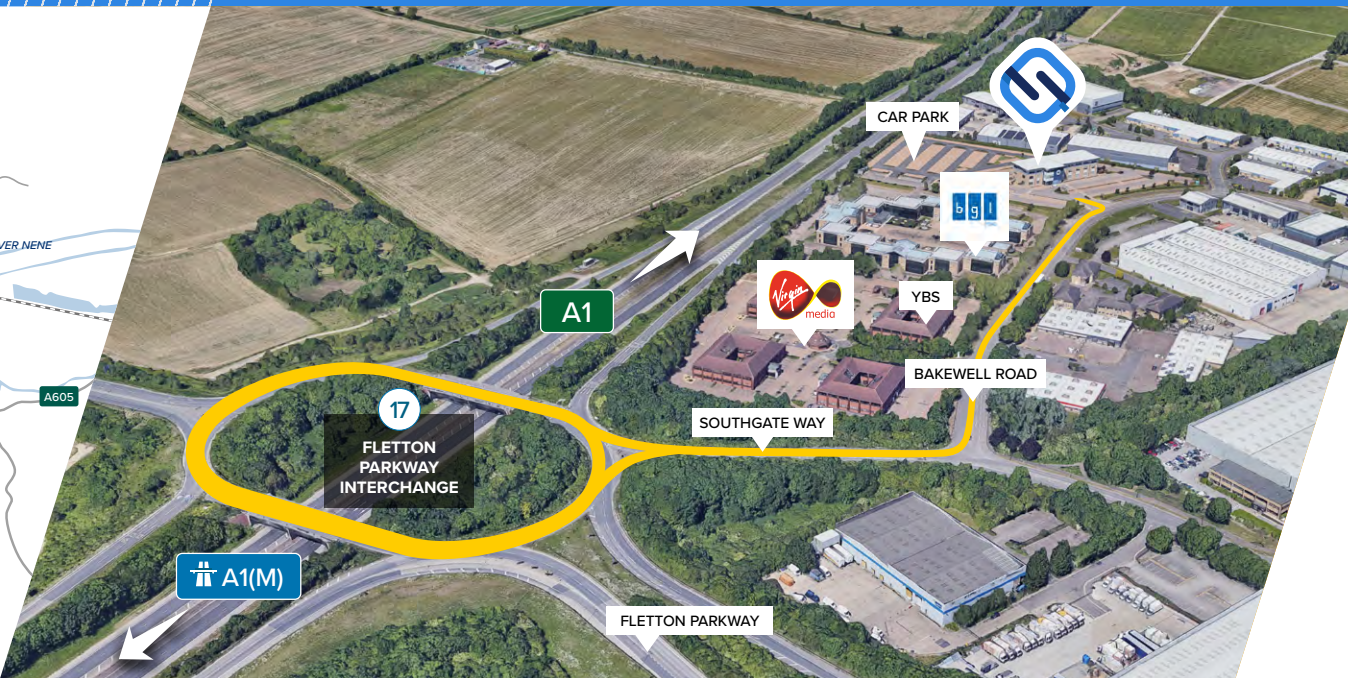


## Property Summary

- Prime location just off the A1(M) with nearby occupiers such as Virgin Media and YBS
- Saxon House is a headquarters office building totalling 29,745 sq ft (NIA), which was constructed in 2012
- Currently let to BGL Group Ltd
- Available by way of an assignment or sub lease until June 2029
- A new lease may be available directly with the landlord
- Excellent car parking ratio of 1:135 sq ft
- Available as a whole or on a floor by floor basis
- Rent of £485,906 p.a. rising to £536,479 p.a.







## Location

Peterborough is a cathedral city in Cambridgeshire, situated in south east England, strategically located 83 miles north of London, 37 miles north west of Cambridge and 72 miles east of Birmingham.

The city is located east of the A1(M), which is one of the principle north-south links in England. The A47 also serves Peterborough which links west to the M1. The A14 is a short distance to the south, via the A1(M), and leads to the M11 and East Anglia.

Peterborough is located on the East Coast mainline linking London Kings Cross and Edinburgh, with a fastest journey time to Kings Cross of 51 minutes. Luton Airport is 48 miles to the south west and Stansted Airport is 50 miles to the south east with a direct train service of approximately 85 minutes.

Peterborough's excellent transport links and large labour pool has attracted over 5,000 businesses, including a number of high profile occupiers such as Travelex, Associated British Foods, Western Union, Cummins, Northgate HR and RSA.

## Saxon House

Saxon House is positioned on the south western side of Peterborough in the Orton Southgate business area, Peterborough's most accessible employment area.

The property is only 0.3 miles north of Junction 17 of the A1(M) and Junction 1 of the A605/A1139 dual carriageway providing easy access to Cambridge, Northampton, Milton Keynes and other major centres. This junction joins with the A1139 (Fletton Parkway) which forms part of the city's dual carriageway ring road, which links the A1(M) with the A47, A15 and A1260. The city centre is located 5 miles north west of the property.

Saxon House is bordered by Pegasus House to the south (also occupied by BGL as their headquarters where they will remain in occupation of), the A1(M) to the west and a range of business uses to the north and east.

Occupiers in the immediate vicinity include Virgin Media and YBS.

### BY TRAIN

London King's Cross	45 mins
Doncaster	50 mins
York	1hr 7 mins
Leeds	1hr 20 mins
Edinburgh	3hrs 30 mins

### BY ROAD

Central London	95 miles
Cambridge	35 miles
Nottingham	58 miles
Birmingham	85 miles



## Description

Saxon House was developed in 2012 and provides Grade A office accommodation, totalling 29,745 sq ft (NIA), arranged over ground and two upper floors. The building provides the following specification:

- Accommodation capable of single or multi-occupation on a floor by floor basis
- Excellent natural light
- Floor to ceiling height of 3 metres
- VRF air conditioning
- Suspended ceilings with LG7 lighting
- Raised floors
- On-site café
- Central service core with two 8-person passenger lifts
- Male/female/disabled WC and shower facilities on each floor
- Electric car charging points (with capacity for 6 x cars at a time)

The building benefits from 220 car parking spaces, which reflects an excellent ratio of 1:135 sq ft.

The building sits on a total site area of 2.45 acres (0.99 ha)

## Accommodation

The property has been measured by Plowman Craven in accordance with the RICS Code of Measuring Practice, providing the following net internal areas (NIA).

Demise	NIA	
	sq ft	sq m
Second	9,775	908
First	9,801	911
Ground	9,534	886
Reception	562	52
Store	73	7
<b>Total</b>	<b>29,745</b>	<b>2,764</b>



## Tenure

The property is available by way of an assignment/sub lease. Below are details of the lease in place.  
A new lease directly with the landlord may be considered.

Tenant	Area (sq ft)	Rent p.a.	Rent	Start	Expiry	Review	Comments
BGL Group Ltd	29,745	485,906	£16.34 psf	26/06/2014	25/06/2029	26/06/2019	Further fixed increase to £536,479 on 26/06/2024.
<b>Total</b>	<b>29,745</b>	<b>485,906</b>					

## Service Charge

The building is self contained so no service charge applies, although one may be set up in the event it becomes multi-let.



### EPC

The property has an EPC rating of C(55). The full EPC is available upon request.

### VAT

VAT is payable on the rent.

### Contact



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