

# PETERSCOURT

City Road, Peterborough, PE1 1SA



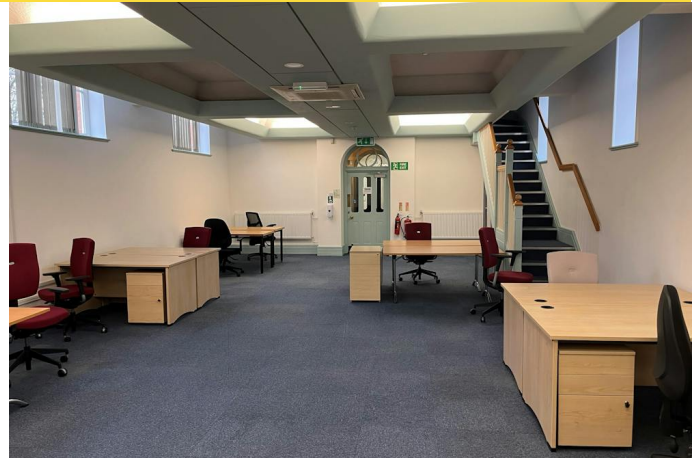
## Key Highlights

- 12,756 sq ft
- 25 car parking spaces and various nearby car parks
- Grade II listed building
- Flexible layout which can be altered/reconfigured
- City centre building
- Opposite a new residential led development comprising approx 300+ apartments
- Future development potential - subject to planning and listed buildings consent

## Description

This landmark, Grade II listed building, is set over three storeys. It was designed by Sir George Gilbert-Scott, and is one of the most high profile buildings in the city centre. It offers a mix of cellular and open-plan office accommodation with meeting rooms, breakout areas, kitchen and WC facilities. It has air-conditioning to most rooms and central heating.

It is currently being operated as a serviced office centre by NPS on behalf of Peterborough City Council. The serviced offices range from 70 sq ft up to 1,000 sq ft +. Externally there is parking for 25 cars. A tenancy schedule is available on request. Potential profit of £150,000+ per annum.



## Location

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population, now in excess of 200,000. The property is prominently located on City Road in the city centre. It is a high footfall and highly accessible location and it is opposite a new residential led development of over 300 apartments which will shed a positive light to anyone considering this investment opportunity.



## Accommodation

The accommodation comprises the following net internal areas:

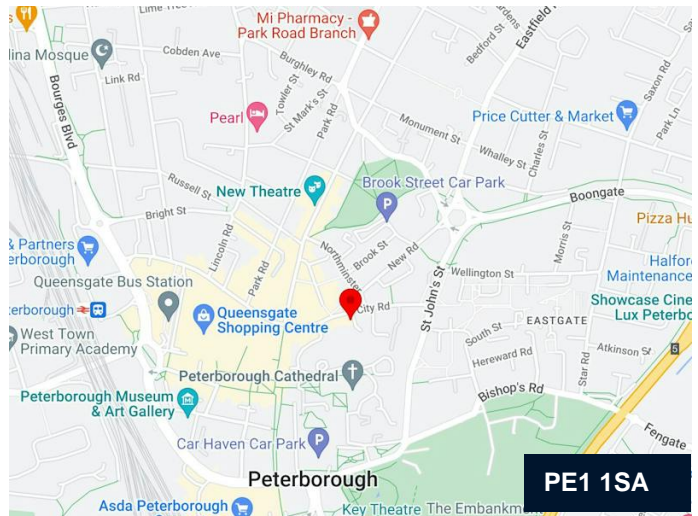
Name	sq ft	sq m
Ground	4,632	430.33
1st	4,182	388.52
2nd	3,942	366.22
<b>Total</b>	<b>12,756</b>	<b>1,185.07</b>

## Viewings

Strictly by appointment with the sole agents.

## Terms

The property is available for a sale freehold. Guide price of £1.5 million plus VAT (£118 per sq ft).



## Contact

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