### TO LET - OFFICE

# FIRST FLOOR OFFICES

12-14 Broadway, Peterborough, PE1 1RS



## **Key Highlights**

- 1,910 sq ft
- Grade II listed building Entrance from Broadway
- Nearby occupiers include Tesco, Poundland and Boots
- Suitable for a range of different uses

SAVILLS Peterborough Stuart House Peterborough PE1 1QF 01733 344 414 savills.co.uk

- First floor self-contained city centre offices
- Flexible terms available
- Walking distance from the train station
- EPC Rating: D



#### Description

Self contained first floor city centre offices accessed via Broadway. The offices have 2 meeting rooms, a board room together with open plan office space. There is also a kitchen and WC's.

#### Location

The historic cathedral city of Peterborough is located approximately 80 miles north of London at the junction of the A1(M), A47 and A605 which provides access to A14 and M11.

The railway station is a 10-15 minute walk away provides connections to Kings Cross, London to Edinburgh with the fastest train journey from London Kings Cross to Peterborough being 46 minutes.

The property is located in Peterborough city centre with the bus and railway stations as well as shopping facilities including the Queensgate Shopping Centre all within walking distance.

#### Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
1st - Floor	1,910	177.44	£8 per sq ft	Available

#### Viewings

Strictly by appointment with the sole agents.

#### Terms

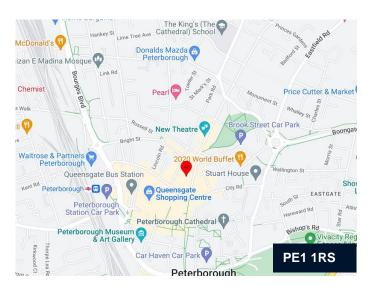
The offices are available to let on new lease on terms to be agreed.

#### **Business Rates**

Available upon enquiry.







#### Contact

William Rose BSc MRICS

+44 (0) 1733 201 391 +44 (0) 7870 999 566 wrose@savills.com James Anderson +44 (0) 1733 201388 +44 (0) 7977 034 282

james.g.anderson@savills.com

#### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 14/12/2023

