

TO LET - OFFICE

SAND MARTIN HOUSE

Bittern Way, Peterborough, PE2 8AP



Key Highlights

- 4,967 sq ft
- High quality air-conditioned accommodation
- Forming part of Peterborough City Council HQ
- Premier Riverfront location (city centre)
- Furniture potentially available as part of a deal
- Unlimited parking in multi-storey car park next door (additional cost)

SAVILLS Peterborough
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Description

The two available suites are located on the ground floor of the Peterborough City Council HQ (87,300 sq ft in total) which was built in 2018. The suites are fitted to an excellent standard and benefit from full access raised floors, air-conditioning and LED lighting.

Suite 1 has a predominately open plan office space with suspended ceilings. It benefits from a fully fitted kitchen, three partitioned meeting rooms and access to WC facilities.

The Engine Shed has a number of its original features which include a wood trussed vaulted ceiling and exposed brickwork wall, as well as partitioned meeting room. There is also a fully fitted kitchen and access to WC facilities.

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. The city has excellent rail with the fastest journey time to London's Kings Cross St Pancras being approximately 45 minutes.

Fletton Quays is a new landmark development in the city centre. It boasts modern office buildings for Peterborough City Council, CITB and a new Government Hub. There are retail outlets occupied by Greggs and Bewitched Coffee, over 500 residential apartments and a new Hilton Garden Inn with 160 rooms (coming in Summer 2023). There are plans for further residential development nearby.

Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m	Availability
Suite - 1	10,516	976.97	Under Offer
Unit - Riverside Engine Shed	7,686	714.05	Under Offer
Suite - 2	4,967	461.45	Available
Total	23,169	2,152.47	

Viewings

Strictly by appointment with the agents, Savills.

Business Rates

The Business Rates for the suites are to be assessed separately. The rates payable are estimated to be in the region for £5.90 per sq ft per annum from 1st April 2023.

Contact

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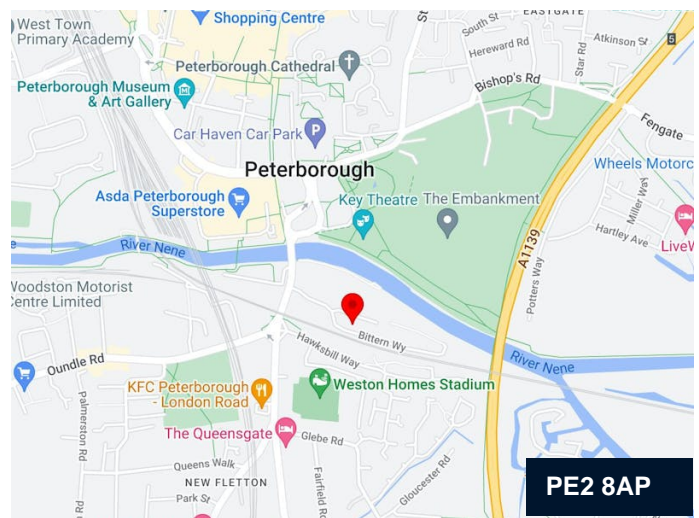
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