

TO LET - OFFICE

40 MEREVIEW

Yaxley, Peterborough, PE7 3HF



Key Highlights

- 323 to 679 sq ft
- On site parking
- EPC - TBC
- Offices at ground and first floor levels
- Available separately or combined

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



Description

Offices at ground and first floor level with warehouse space. The offices are newly decorated with LED lighting, blinds, central heating and perimeter trunking and are available combined or separately with shared WC and kitchen facilities and allocated parking.

Location

Mereview is located in the village of Yaxley which is approximately 4 miles from Peterborough. Yaxley has excellent access to the A1(M) via J16 at Normans Cross. Recently there has been considerable commercial/industrial development nearby at Eagle Business Park and Enterprise Park in Yaxley.

Accommodation

The accommodation comprises the following areas:

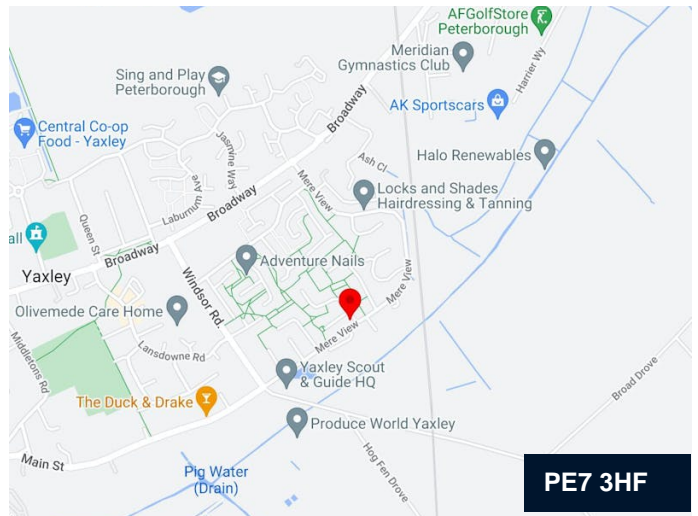
Name	sq ft	sq m	Rent	Availability
Suite - 1 - Ground Floor	323	30.01	£6,000 /annum	Available
Suite - 2 - First floor	356	33.07	£7,000 /annum	Available
Unit - Warehouse	749	69.58	£8,000 /annum	Under Offer
Total	1,428	132.66		

Viewings

Strictly by appointment with the sole agents.

Terms

The offices and warehouse are available combined or separately on a new lease, terms to be agreed. VAT is not payable on the rent. The rent includes Wifi and cleaning of the common areas. Tenants will be responsible for the cleaning of their own space(s) and installation of telephone landlines if required. Electricity will be charged quarterly in addition to the rent.



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 22/04/2024