

TO LET - OFFICE

# FENGATE POINT

Fengate, Peterborough, PE1 5PE



## Key Highlights

- 1,874 sq ft
- On site car parking - 8 spaces
- Open plan with board room and meeting rooms
- 24 hour access
- First floor offices in Fengate
- Self contained with separate entrance
- EPC Rating: C
- Zero business rates and no service charge

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## Description

The offices comprise the first floor of Fengate Point, the rest of the building is occupied by Loughran Brewers Select and are self contained with kitchen, WC facilities, separate entrance and parking. 24 hour access is available. The offices are mainly open plan together with meeting rooms and a board room. The offices have suspended ceilings and are carpeted throughout with gas fired central heating.

Externally the suite has 8 car parking spaces.

## Location

Fengate Point is located on Fengate within the Eastern Industry area of Peterborough. It is close to the A1139 (Frank Perkins Parkway) dual carriageway which provides access to the A1(M), A15, A605 and A47. Eastern Industry is an established commercial area, nearby businesses include car dealerships, trade counters, builders/plumbing merchants and leisure uses.

## Accommodation

The accommodation comprises the following gross internal floor area:

Name	sq ft	sq m	Availability
1st - Floor offices	1,874	174.10	Available

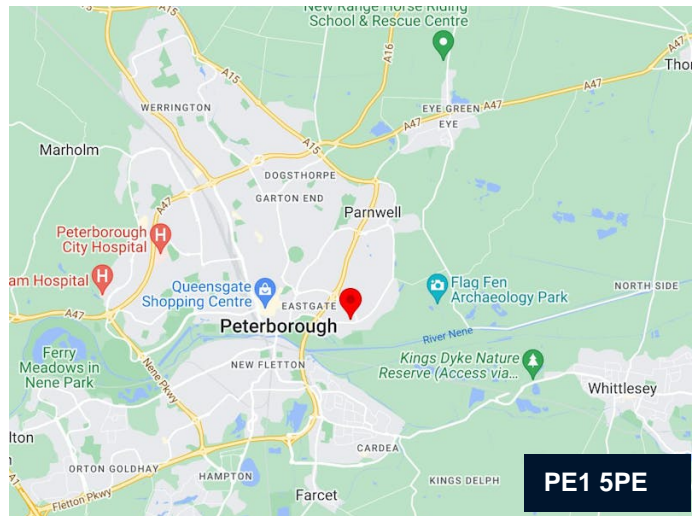
## Viewings

Strictly by appointment with the sole agents.

## Terms

The offices are available to let on terms to be agreed. Guide rent £17,925 per annum plus VAT. By way of a sub-lease until October 2027.

No service charge is payable and there are zero business rates payable to qualifying businesses.



## Contact

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