

TO LET - OFFICE

# MANOR DRIVE

Peterborough, PE4 7AP



## Key Highlights

- 4,880 to 29,450 sq ft
- Local amenities close by
- Comfort cooling
- First floor refurbished offices
- 67 car parking spaces - additional parking is available
- First floor can be split into suites of 4,915 and 9,500 sq ft

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## Location

Peterborough is a historic cathedral city in the east of England. It is the largest city in Cambridgeshire with a population in excess of 195,000 and is currently the fourth fastest growing city in the terms of population in the UK.

Manor Drive is approx. 3 miles north of Peterborough city centre and is accessed directly from A15 and there are local facilities located at the Werrington Centre which is approximately 1 mile away.

## Description

The available space is on the first floor of the premises. The first floor space can be split into two suites of 4,915 and 9,500 sq ft. There are lifts to all floors and each floor has comfort cooling, male, female and disabled WC's. The offices have just been fully refurbished and are available separately.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
1st - Floor West	14,547	1,351.46	To let	Available
2nd - Floor	2,385	221.57	To let	Let
1st - Floor East	14,903	1,384.53	To let	Available

## Specification

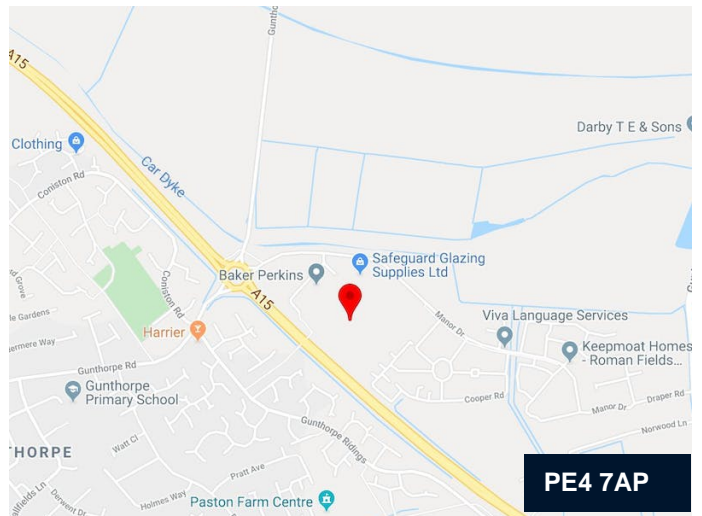
- Suspended ceilings
- Recessed fluorescent lighting
- Raised & carpeted floors
- Comfort cooling
- Double Glazed windows
- 78 car parking spaces - further spaces are available

## Terms

The property is available to let on a new lease on terms to be agreed VAT will be payable on the rent.

## Viewings

Strictly by appointment with the sole agents.



## Contact

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