

UNEX HOUSE

BOURGES BOULEVARD . PETERBOROUGH . PE1 1NG

GRADE A CITY CENTRE OFFICES **TO LET**
5,274 - 22,552 sq ft



HIGH QUALITY OFFICES

PERIOD FEATURES

CITY CENTRE LOCATION

EXCELLENT PARKING RATIO

EPC RATING: C - POTENTIALLY HIGHER RATING ACHIEVABLE



DESCRIPTION

The property is prominently located on the edge of Peterborough's city centre within walking distance of the train station and is accessed on Bourges Boulevard, one of the city's main arterial routes. Existing occupiers include HSBC and the NHS. Nearby occupiers include Buckles Solicitors and the Park Inn Radisson Hotel.

Unex House offers Grade A office accommodation. The specification includes:-

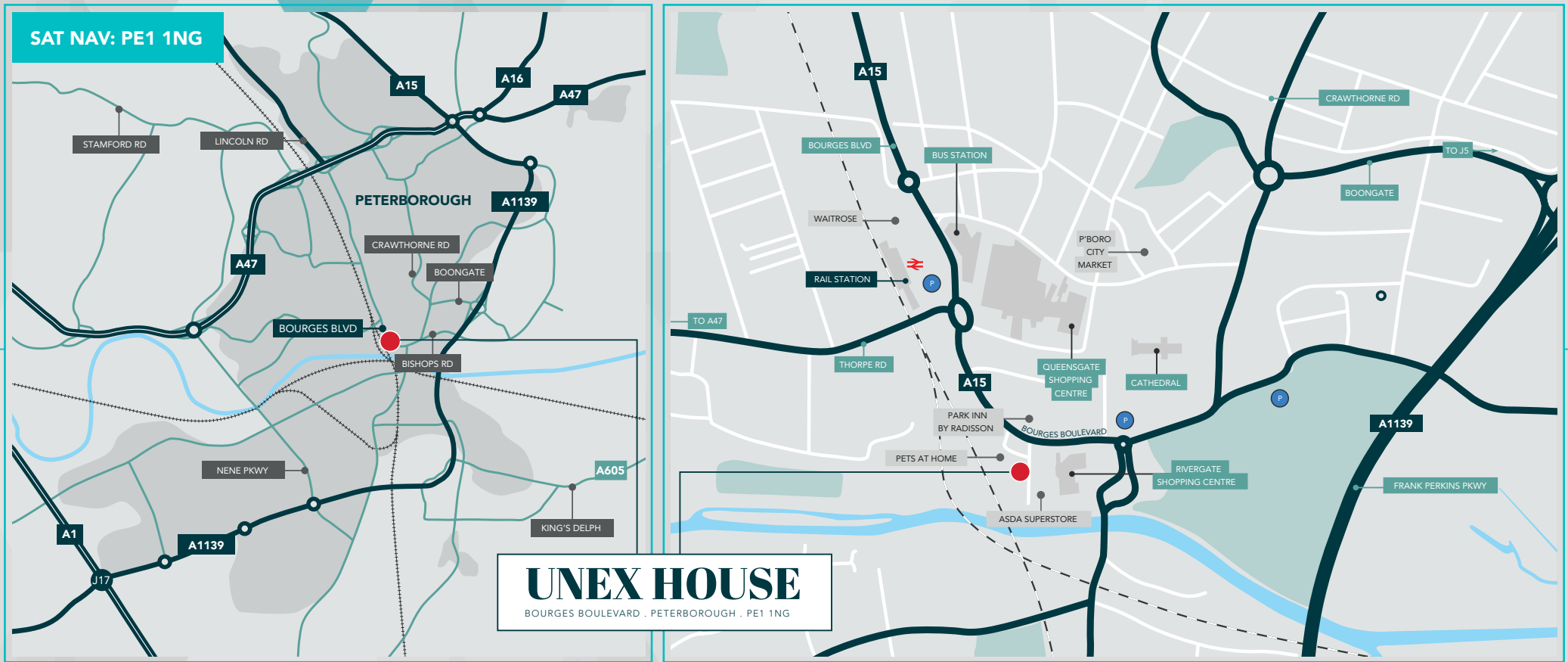
- High quality entrance core
- Period features
- Open plan with full access raised floors
- Excellent toilet & shower provisions
- LG7 compliant lighting
- Split cassette comfort cooling & heating system
- Sealed unit double glazed windows

Externally, there is secure on site car parking.



Business
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LOCATION

Peterborough is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. The City has excellent rail and road links and has become an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy and is one of the fastest growing cities in the UK.

Unex House is located in a prominent position within the heart of Peterborough city centre. The property is in close proximity to both Peterborough railway station (East Coast mainline - London Kings Cross in circa 48 mins), and the central bus station. Peterborough's central shopping area is within a two-minute walk.



City centre to A1 (M) in **under 15 mins**



7 mins walk to Station
45 mins to London King's Cross Station



5 international airports
less than 2 hours away



2 hours drive
to Felixtowe and Port of London



TRAIN TIMES

London	48mins
Leeds	1hr 20mins
Birmingham	1hr 44mins
Manchester	3hrs 1min

 PETERBOROUGH STATION

QUEENSGATE SHOPPING CENTRE

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ASDA

CATHEDRAL

BUS STATION


BUCKLES
Solicitors


park inn
Residence


Majestic
RESTAURANT

BOURGES BOULEVARD

VIERSEN PLATZ

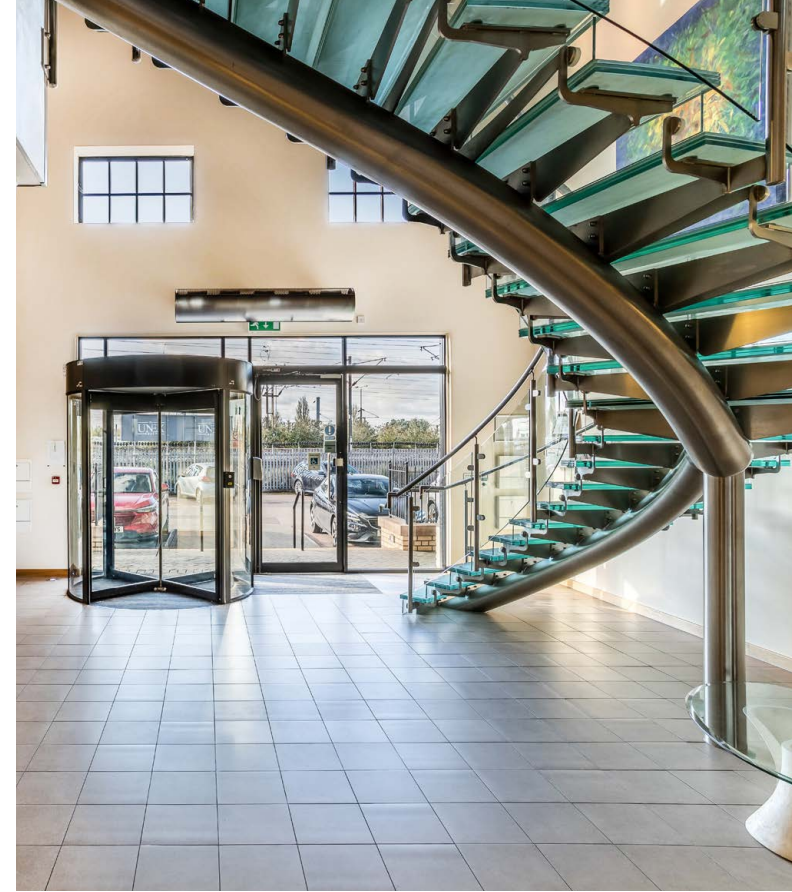
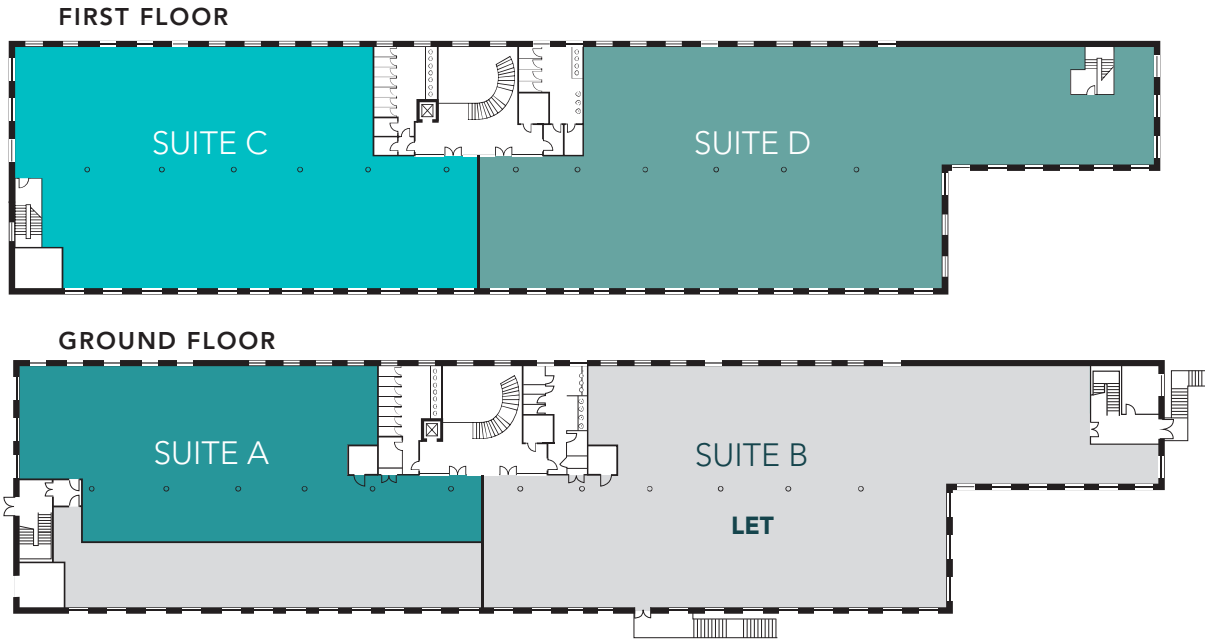
 LONDON KING'S CROSS
STATION - 45 MINS

Boundaries are indicative only





“ the available space comprises generally open plan layouts with kitchen facilities ”



ACCOMMODATION (NIA)

SUITE A	5,274 sq ft	489.97 sq m
SUITE B	LET	
SUITE C	7,567 sq ft	703 sq m
SUITE D	9,711 sq ft	902.18 sq m
TOTAL	22,522 sq ft	2095.15 sq m



TERMS

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

SERVICE CHARGE

There is a service charge payable for the upkeep and maintenance of the common parts.

VIEWING

Strictly by appointment with the joint sole agents:



STEVE HAWKINS

01733 897 722
Stephen.Hawkins@Eddisons.com



WILLIAM ROSE

01733 201 391
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On the instructions of:



ADRIAN MORRIS

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