

01733 897722

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PRIME CITY CENTRE OFFICES – TO LET

Eddisons

Incorporating Barker Storey Matthews



CHURCHGATE, NEW ROAD, PETERBOROUGH PE1 1TT

£11 per sq ft

- Grade A office space
- Two 13 person lifts
- Prominent position
- Comfort cooling and heating

**415.85 – 2,116.41 sq m (4,476
– 22,781 sq ft)**

LOCATION

Peterborough is an attractive Cathedral City and one of Britain's fastest growing cities. The City has excellent road and rail connections. It is located on the main London to Edinburgh east coast railway line. The fastest journey from London to Peterborough being 44 minutes.

Churchgate is located in the main central office area of Northminster, with good road access onto the City's Parkway ring road system leading to the A1 (M) .

The property is within a 15 minute walk to the bus station and mail east coast railway station as well as all the usual city centre amenities including the Queensgate Shopping Centre.

DESCRIPTION

The property comprises a prominent five storey Grade A office building with good on-site car parking.

The main features include:-

- Distinctive entrance foyer with access to two 13 person lifts.
- Comfort cooling.
- Raised floors.
- Suspended ceilings.
- Male and female WC's on each floor.
- CCTV and 24 hour security.
- Allocated car parking

The various floors / suites offer bright open plan space around a central core including stairs, WC's, and internal lifts providing access to all floors.

SERVICES

Mains drainage, water, and electricity are available to the property.

ACCOMMODATION

Suite	Sq Ft	Sq M
Ground Floor	4,476	415.85
3 rd Floor	13,697	1,272.45
Part 4 th Floor	4,608	428.11
Total	22,781	2,116.41

Measurements are approximate and taken on a NIA basis.

RENT

£11.00 per sq ft exclusive of VAT, service charge, insurance and all other outgoings.

BUSINESS RATES

The RV of each suite is listed below –

Suite	Current Assessment	2023 Assessment
Ground Floor	£42,500	£51,500
3 rd Floor	£117,000	£154,000
Part 4 th Floor	£43,500	£52,500

Business rates are normally charged at 49.9p in the pound for units below with RV lower than £51,000 an 51.2p in the pound for units above. Interested parties are encouraged to verify the rates payable figure with Peterborough City Council.

VAT

We understand that VAT will be charged on the rent.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the building. Further details available upon request.

EPC

The property has an EPC rating of C(64).

TIMING

The suites are available immediately.

LEASE TERMS

All suites available on new leases, to be agreed by negotiation.

VIEWING

Strictly by appointment with the sole agents:-

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Steve Hawkins / Simon Parsons
01733 897722

Stephen.hawkins@eddisons.com /
Simon.parsons@eddisons.com

230209
801.143812

For more information, visit eddisons.com
T: 01733 897722

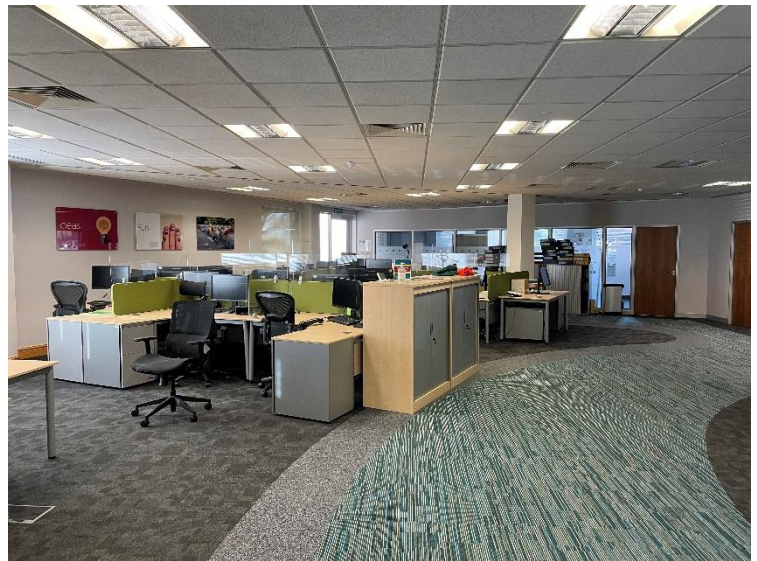
Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

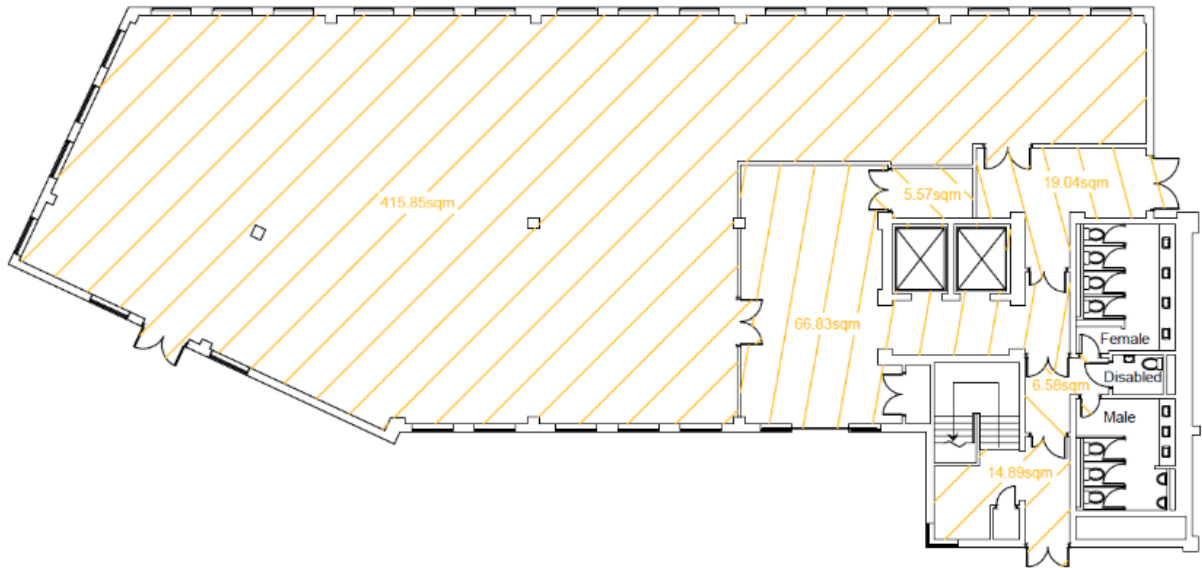
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GROUND FLOOR



NEW ROAD



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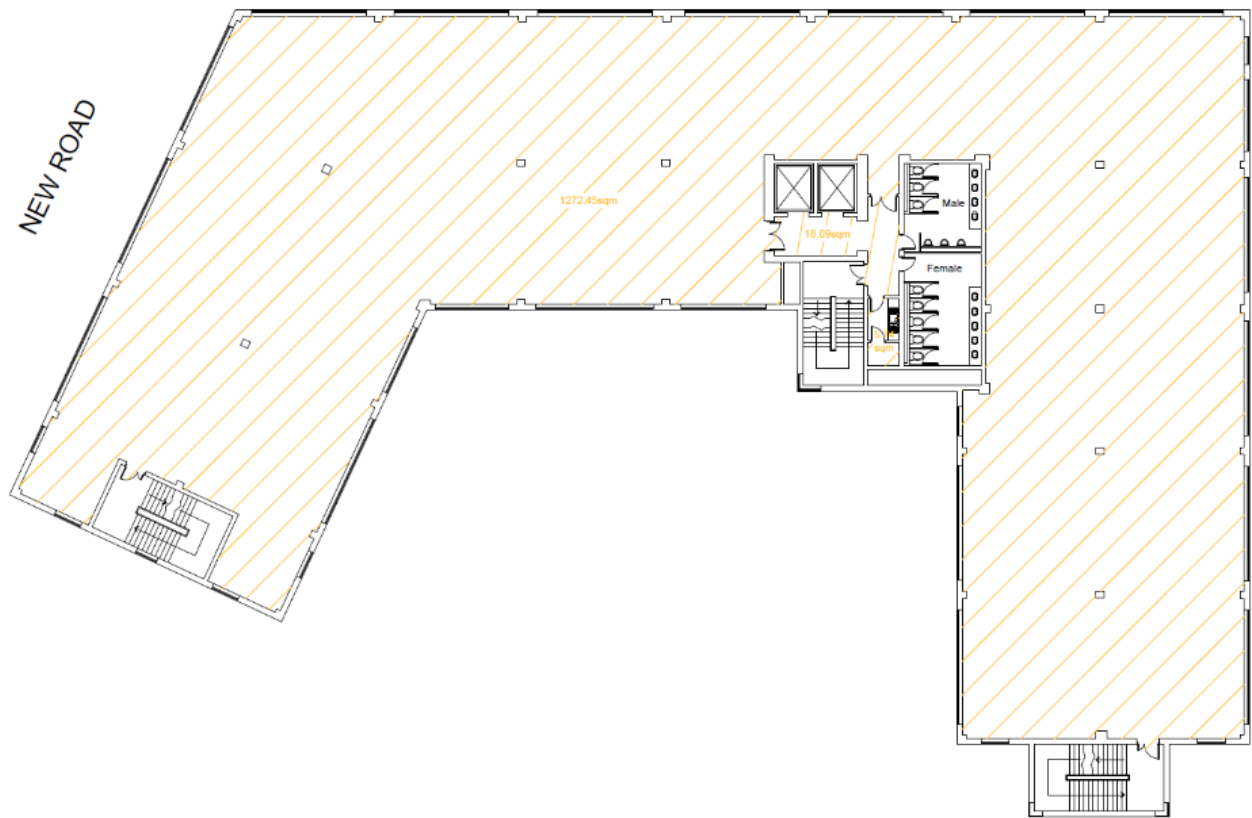
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THIRD FLOOR



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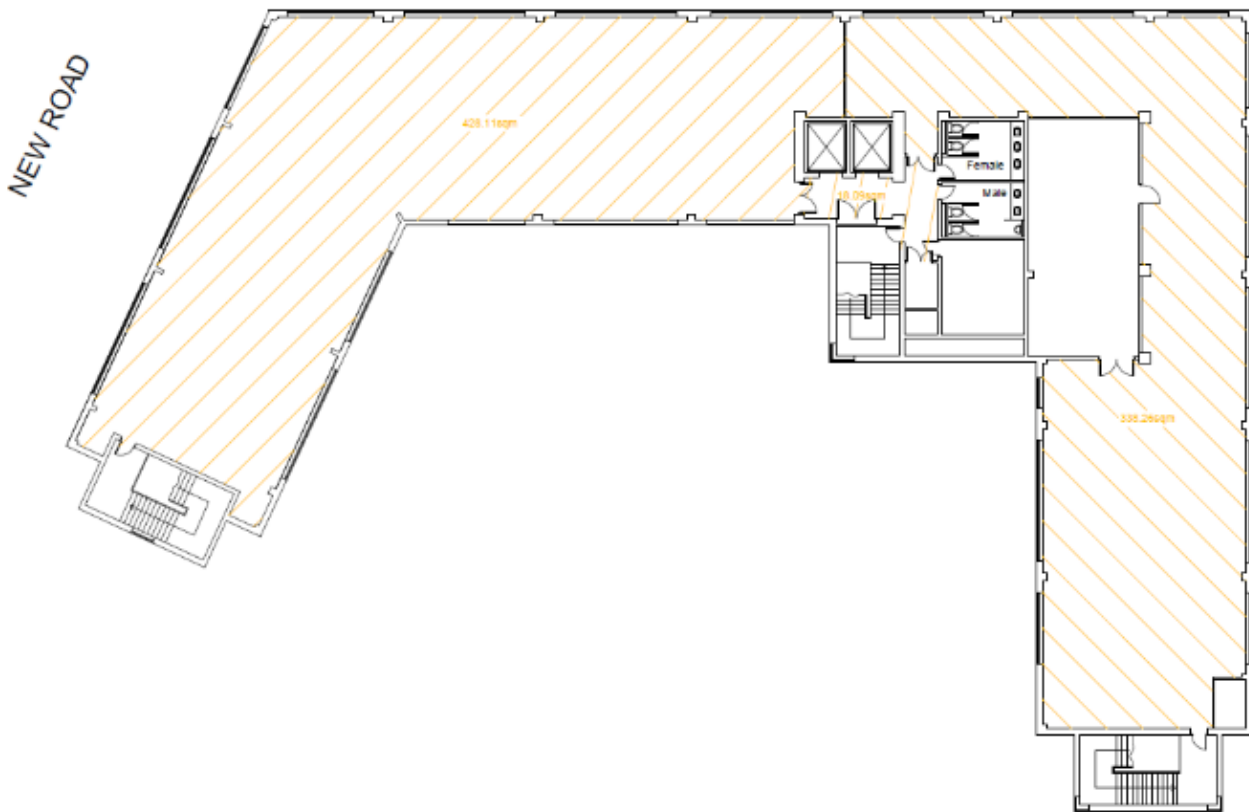
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PART FOURTH FLOOR



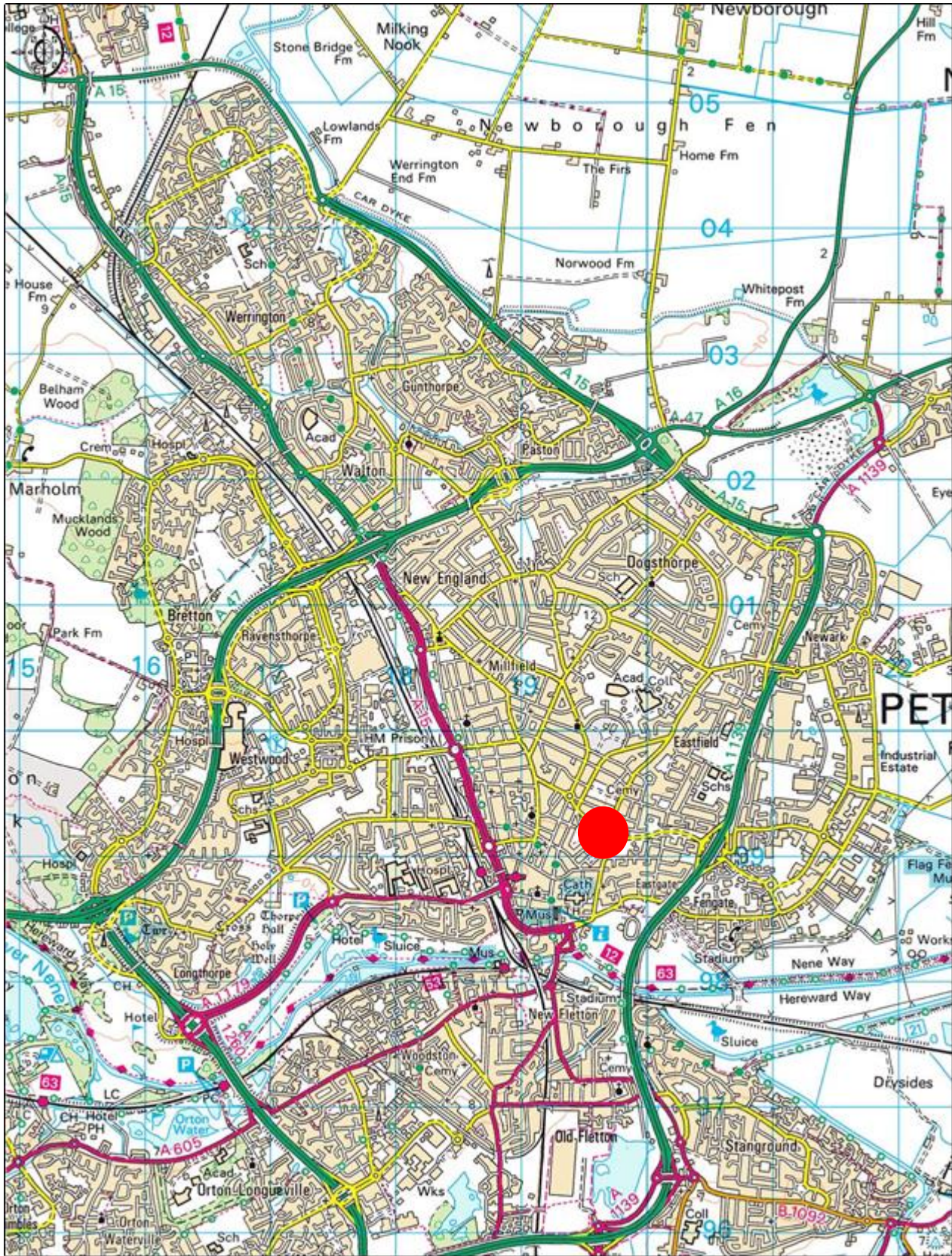
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