

01733 897722

eddisons.com

OFFICES TO LET

Eddisons

Incorporating Barker Storey Matthews



**SUITES 2 & 3, 11 FLAG BUSINESS EXCHANGE, VICARAGE FARM ROAD,
PETERBOROUGH PE1 5TX**

£8,300 - £16,280 pax

38.55 & 75.62 sq m

(415 & 814 sq ft)

- Modern office suites
- ALL INCLUSIVE RENTS
- 1,000 mb broadband available
- Excellent on-site parking
- 100% Small Business Rates Relief

LOCATION

The premises are situated on Vicarage Farm Road in the Eastern Industrial area which is one of the main commercial areas of Peterborough.

The main access route to the Eastern Industrial area is via the A1139 Perkins Parkway which provides easy access to the Peterborough Parkway ring road system and main trunk roads A47, A15 and A1(M).

Other occupiers on Flag include i3 media, Citizens Advice, Batt Cables plc, Hales Group and THB Group. Some tenants been in occupation over 10 years

DESCRIPTION

- Full gas fired radiator central heating.
- Double-glazing.
- Category 2 lighting and suspended ceilings.
- Perimeter trunking.
- Ample on-site car parking.
- Entry phone system.
- Alarmed.
- Kitchen and toilets.

ACCOMMODATION

Suite 2 -	38.55 sq m	(415 sq ft)
Suite 3 -	75.62 sq m	(814 sq ft)

All measurements are taken on an NIA basis.

BUSINESS RATES

Suite 2 – RV £4,000
Suite 3 – RV £7,400

For qualifying occupiers, both suites benefit from **100% Small Business Rates Relief**

RENT

Suite 2 - £8,300 per annum plus VAT
Suite 3 - £16,280 per annum plus VAT

Rent is ALL INCLUSIVE of service charge, buildings insurance and utilities costs

VAT

VAT will be payable on the rent.

EPC

The premises have an EPC rating of C (61). A copy of the EPC is available on request.

CAR PARKING

Suite 2 – 2 parking spaces
Suite 3 – 3 parking spaces.

Extra spaces are available by negotiation if required.

LEASE TERMS

Available on new flexible leases.

VIEWING

Strictly by appointment with the joint agents:-

Eddisons
incorporating **Barker Storey Matthews**

33 Thorpe Road
Peterborough
PE3 6AB

Julian Welch
Julian.welch@eddisons.com
01733 556496

OR

SAVILLS
01733 209 906

801.116054
231212

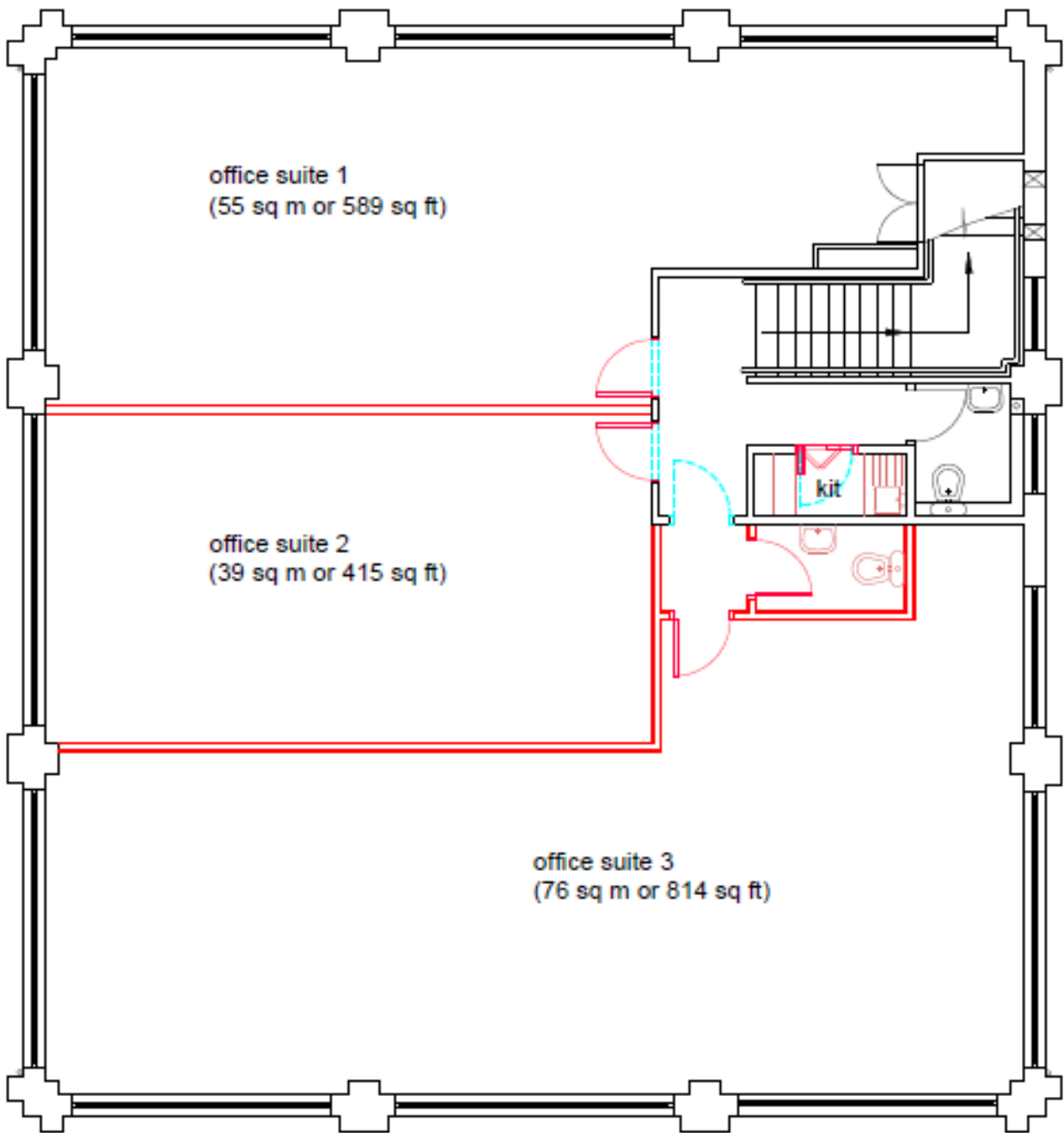


For more information, visit eddisons.com
T: 01733 897722

Important Information

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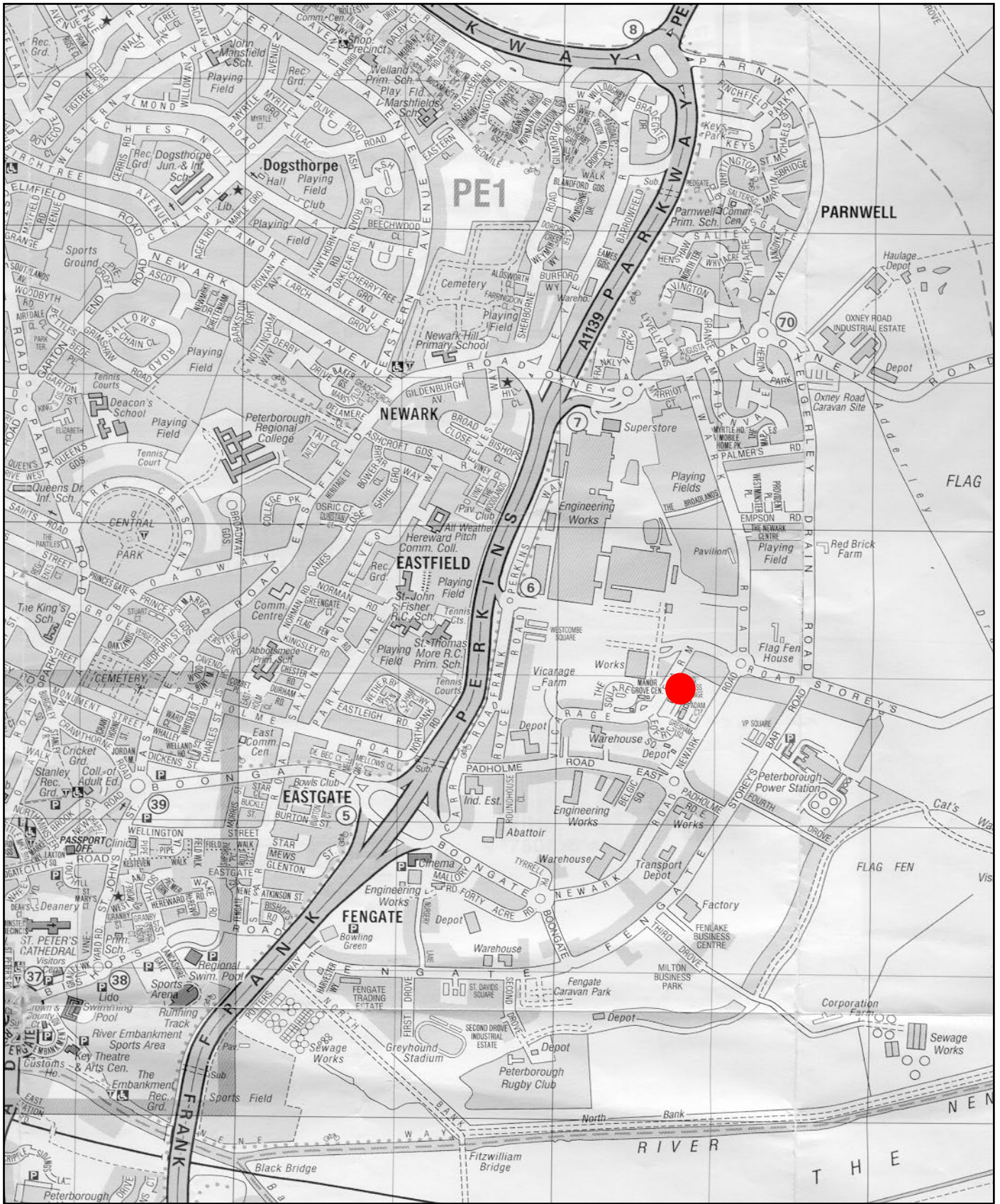
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