

01733 897722

eddisons.com

FLEXI OFFICES - TO LET

Eddisons

Incorporating Barker Storey Matthews



**UNIT 1, FLAG BUSINESS EXCHANGE, VICARAGE FARM ROAD PETERBOROUGH,
PE1 5TX**

Rent from £292 per month

115 sq ft - 435 sq ft

(10.68 sq m – 40.41 sq m)

- 1,000 mb fast broadband available
- All offices alarmed
- Very good on-site car parking
- Short term licences available

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, NSPCC, Kerr UK, Batt Cables plc, Totam Biologicals, Ferguson Financial and Hales Group. Some tenants have been in occupation over 10 years

DESCRIPTION

Modern serviced offices with excellent parking. New 65 space car park on adjacent land now available. All inclusive monthly amounts includes all suites outgoings but exclude business rates and telephone bills. 1,000 mb fibre broadband available on site. (Extra small monthly cost and connection charge) Small business rates relief applies to qualifying companies and NO rates or reduced business rates would be payable.

- Full gas fired radiator central heating
- Double-glazing
- Category 2 lighting and suspended ceilings
- Perimeter trunking
- Blinds to windows
- Ample on-site car parking
- Entry phone system
- Alarmed
- Shower facility

SERVICES

Mains electricity, water, gas and drainage are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

As per the attached Availability Schedule.

BUSINESS RATES

*Tenants should note that if this is their only business premises and the rateable value of the suite is less than £12,000 then by applying for small business rates relief to the council, **no business rates will be payable**

LEGAL COSTS

Each party to bear their own costs

TIMING

As per the attached Availability Schedule.

SERVICE CHARGE

Service charge includes water rates, electricity, heating, building insurance, general maintenance, office waste disposal, cleaning of all communal area, alarms/security and administration & management costs. Costs excluded include telephones, cleaning of own office and business rates.

EPC

This property has an EPC of D (84). A copy of the EPC is available on our website.

TENURE

New Tenancy at Will Agreements available.

LEASE TERMS

The inclusive rents quoted for all suites include service charges and the use of all communal facilities i.e. kitchen equipped with refrigerator, etc. Car parking is also included. Current availability and rents are as per the attached availability schedule. Rent is payable monthly in advance by standing order. All rents quoted are exclusive of VAT. VAT will be charged.

BROADBAND

The owners of the estate have installed fibre optic broadband. This provides this office with 1000 mb broadband, available to tenants at an extra cost.



For more information, visit eddisons.com
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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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DEPOSIT

A security deposit equal to two month's inclusive rent is payable upon reservation on all lettings and refundable on vacation. A key deposit it also required of £15 to cover any replacement keys provided. If no keys are replaced this deposit will be refunded upon vacation together with the security deposit.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

The Lawns
33 Thorpe Road
Peterborough
PE3 6AB

Julian Welch
julian.welch@eddisons.com 01733 897722

OR

SAVILLS
01733 344414
egee@savills.com

Ref: 801.116054 (1)
230517

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<i>Office</i>	<i>Sq Ft</i>	<i>Availability</i>	<i>Rent per calendar month</i>	<i>Rateable Value (2023 Assessment)</i>
1	235	Let	-	£2,050
2	150	Let	-	£1,525
3	175	Available	£292	£1,575
4	180	Available	£300	£1,650
5	150	Available	£250	£1,525
6	240	Available	£400	£2,050
7	385	Let	-	£3,350
8	405	Available	£675	£3,350
9	115	Available	£215	£1,200
10	245	Available	£410	£2,050
11	450	Let	-	£4,050
12 & 14	1,757	Let	-	£16,250
15	654	Let	-	£4,200
16	435	Available	£725	£4,600

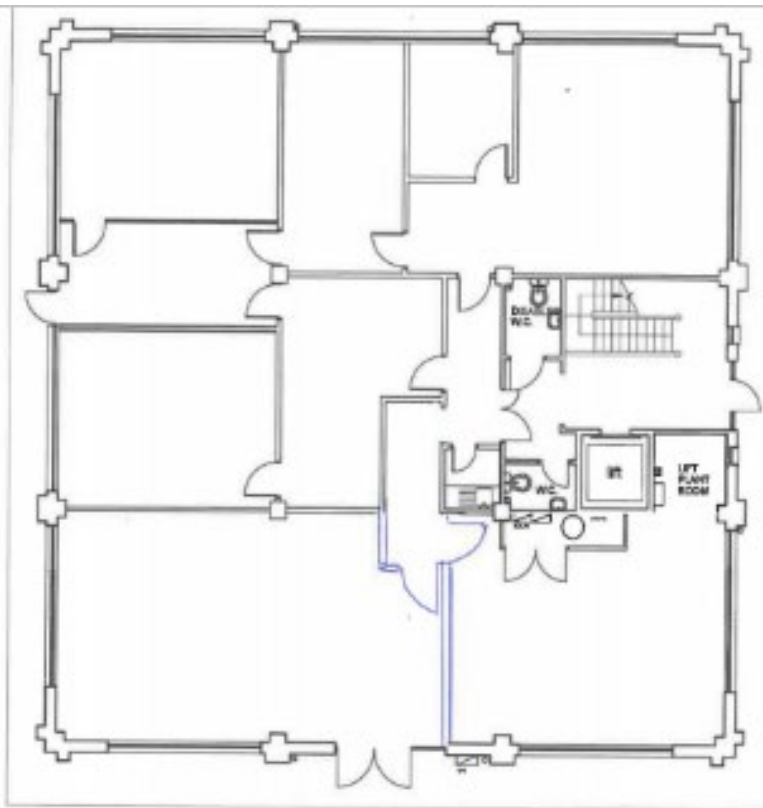
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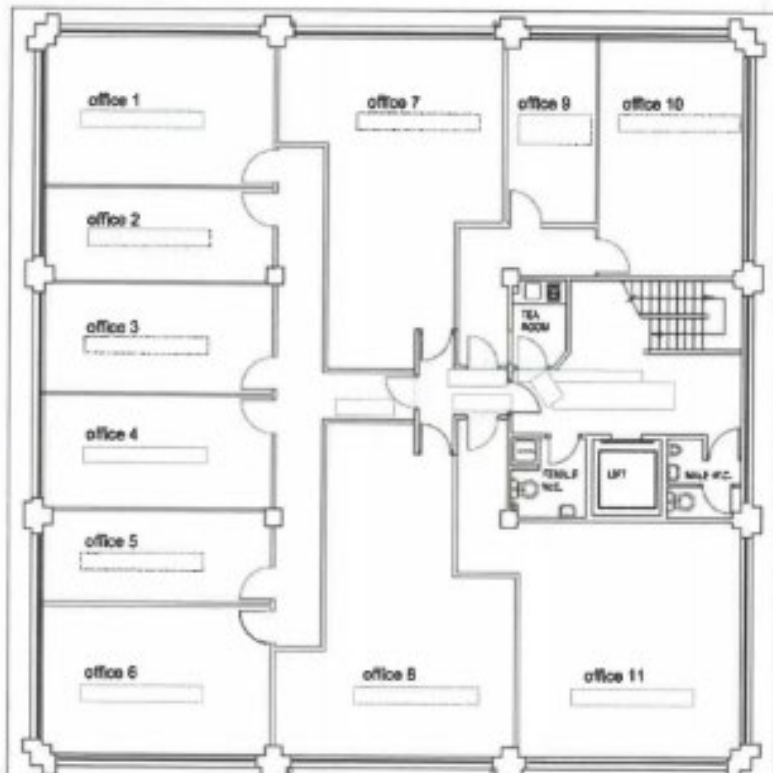
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**GROUND
FLOOR**



**FIRST
FLOOR**

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