

01733 897722

eddisons.com

MODERN OFFICES TO LET

Eddisons

Incorporating Barker Storey Matthews



MORLEY COURT, MORLEY WAY, PETERBOROUGH PE2 7BW

Rent on Application

1,936.1 sq m (20,840 sq ft)

- Modern open plan offices
- Fitted to a good standard
- Air conditioning and full access raised floors
- In excess of 180 parking spaces
- Excellent location just off Nene Parkway, A1(M) 3 minutes drive time

LOCATION

The property is located within Morley Court, off Morley Way within the Woodston Business District of Peterborough.

The location is highly accessible, being situated just off the Nene Parkway, giving quick and easy access to the A1(M), A47, A15 and A605.

DESCRIPTION

The property provides modern open plan office accommodation arranged over ground and first floors. Fitted to a good standard, the space benefits from full access raised floors, suspended ceilings with inset lighting, air conditioning, reception area, large staff canteen/break out area, male, female and disabled WC's and a passenger lift. The space has been fitted out to provide a number of meeting rooms and private offices as well as substantial open plan accommodation.

Externally there is a fully secure gated and fenced dedicated car park with marked out spaces for in excess of 180 vehicles.

SERVICES

The property benefits from mains electricity, water, drainage and gas supplies. Supplies have not been tested and no warranties can be given or implied as to their current status or capacities. Interested parties are encouraged to make their own enquiries of the relevant service providers.

ACCOMMODATION

Ground floor reception -	41.30 sq m	(445 sq ft)
Ground floor offices -	313.50 sq m	(3,375 sq ft)
Ground floor canteen -	138.20 sq m	(1,488 sq ft)
Ground floor data room -	79.20 sq m	(853 sq ft)
First floor offices -	1,345.40 sq m	(14,482 sq ft)

Total - 1,917.60 sq m (20,643 sq ft)

All floor areas are approximate and measured on a NIA basis. Please note measurements have been taken from plan.

BUSINESS RATES

Enquiries of the Valuation Office Agency website indicate that the property has a Rateable Value of £201,000. Business rates are normally charged at 51.2 Pence in the Pound on the Rateable Value, however the amount payable may be affected by transitional and other forms of rates relief. Interested parties are encouraged to confirm the rates payable figure with Peterborough City Council.

RENT

On application.

VAT

The property is elected for VAT purposes and VAT will be payable in addition to the rent

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this transaction.

SERVICE CHARGE

A service charge is payable in respect of the maintenance of the structure, common parts and external areas of the building. Details on request from the letting agents.

EPC

The property has an EPC rating within Class E (111). A copy of the EPC certificate is available upon request.

TIMING

The property is immediately available.

LEASE TERMS

Available on a new lease for a term to be agreed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

Julian Welch
01733 556496
Julian.welch@eddisons.com

801.145005

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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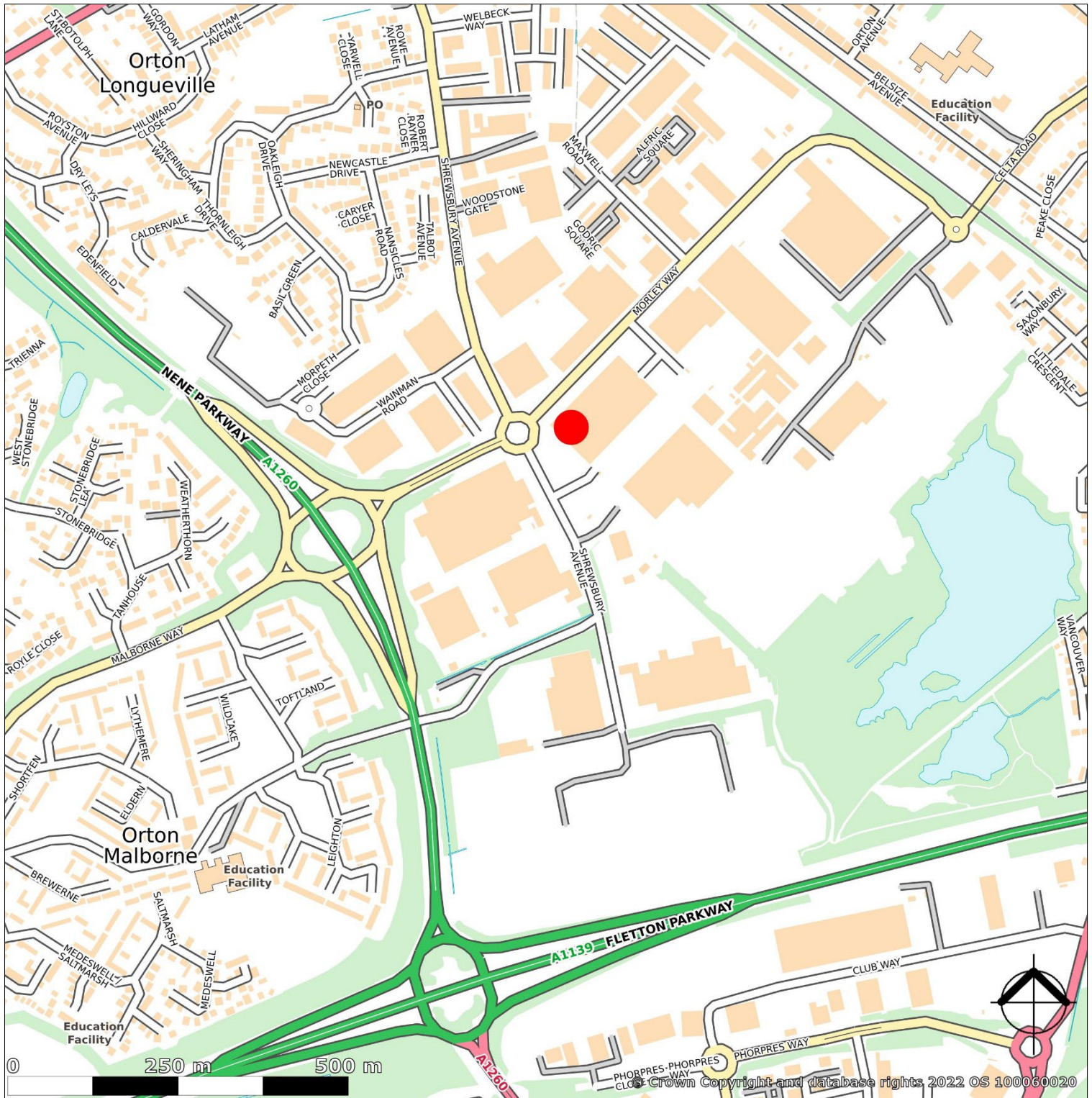
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