

01733 897722

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PRIME OFFICES – TO LET

Eddisons

Incorporating Barker Storey Matthews



4 CYRUS WAY, HAMPTON, PETERBOROUGH PE7 8HP

£13.50 per sq ft per annum

497.40 - 1,026.20 sq m

(5,354 – 11,045 sq ft)

- Modern purpose built offices in sought after location
- Air conditioned
- 40 Allocated parking spaces
- Can be let as a whole or floor by floor
- Close to amenities and Serpentine Green shopping centre

LOCATION

The property is located on Cyrus Way, in itself off Cygnet Road, within the Hampton area of Peterborough.

Cyrus Way provides a number of purpose-built office premises; in addition there is a range of food and beverage outlets in the immediate area including Starbucks, Harvester, Toby Carvery and Bella Italia, as well as a new Aldi supermarket, Mulberry Tree pub/restaurant and of course the wide range of shops within the Serpentine Green Shopping Centre.

There is easy access to the A1(M) 3 miles distant, and Peterborough City Centre with its east coast mainline station (Kings Cross in under 49 minutes) is within a 10 minute drive time.

DESCRIPTION

The available accommodation comprises a purpose-built detached office premises arranged over ground and first floors. The property has a full height feature atrium-style reception entrance. The ground floor area provides a mixture of meeting rooms and open plan office accommodation with kitchen and WC provision; stairs and a passenger lift lead to the first floor which provides a mixture of open plan and partitioned private offices, together with good sized kitchen and associated seating area, server room and storage facilities.

The accommodation benefits from air conditioning, suspended ceilings with LG7 lighting, raised floors, good sized kitchens and associated seating areas, dataroom with air conditioning and WC provision. The building is fully DDA compliant.

Externally there are 40 allocated parking spaces to the front of the property.

ACCOMMODATION

Reception -	29.50 sq m	(317 sq ft)
Ground floor offices -	497.40 sq m	(5,354 sq ft)
First floor offices –	499.30 sq m	(5,374 sq ft)
Total -	1,026.20 sq m	(11,045 sq ft)

All areas are approximate and stated on a Net Internal Area basis.

BUSINESS RATES

The property has a rateable value of £113,000. In the event of a letting on a floor by floor basis, the Rateable Value will need to be reassessed for each floor.

RENT

The rent is to be £13.50 per sq ft per annum exclusive of VAT, Business Rates and other outgoings.

VAT

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

EPC

The property has an EPC rating within band C (62).

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

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

Important Information

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