



WESTERNHOUSE

TO LET

BLOCK B | WESTERN HOUSE | LYNCHWOOD | PETERBOROUGH BUSINESS PARK | PE2 6FZ



MODERN OFFICES ■

PREMIER BUSINESS PARK LOCATION ■

OPEN PLAN SPACE ■

AIR CONDITIONING ■

1,132.3 - 2,359.5 SQ M (12,188 - 25,397 SQ FT) ■



The premises comprise a two storey office building with a generous shared reception area for the ground and first floor suites which can be manned to suit the occupier's requirements.

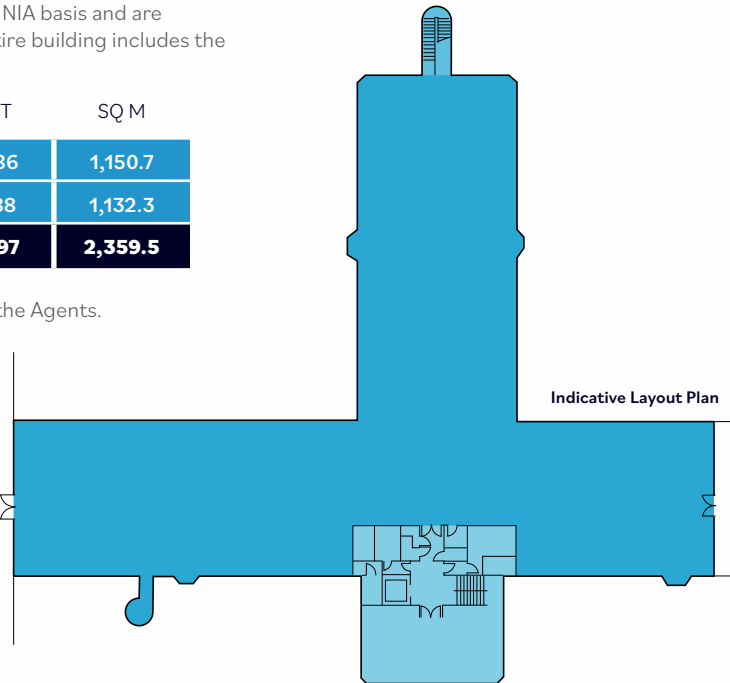
There is a large car park opposite and wrapped around the building providing a generous level of car parking. Exact number of spaces available by negotiation.

ACCOMMODATION

Please note all areas are calculated on a NIA basis and are approximate. The floor areas for the entire building includes the main reception space.

	SQ FT	SQ M
Ground Floor	12,386	1,150.7
First Floor	12,188	1,132.3
Whole Building	25,397	2,359.5

Please check availability of floors with the Agents.



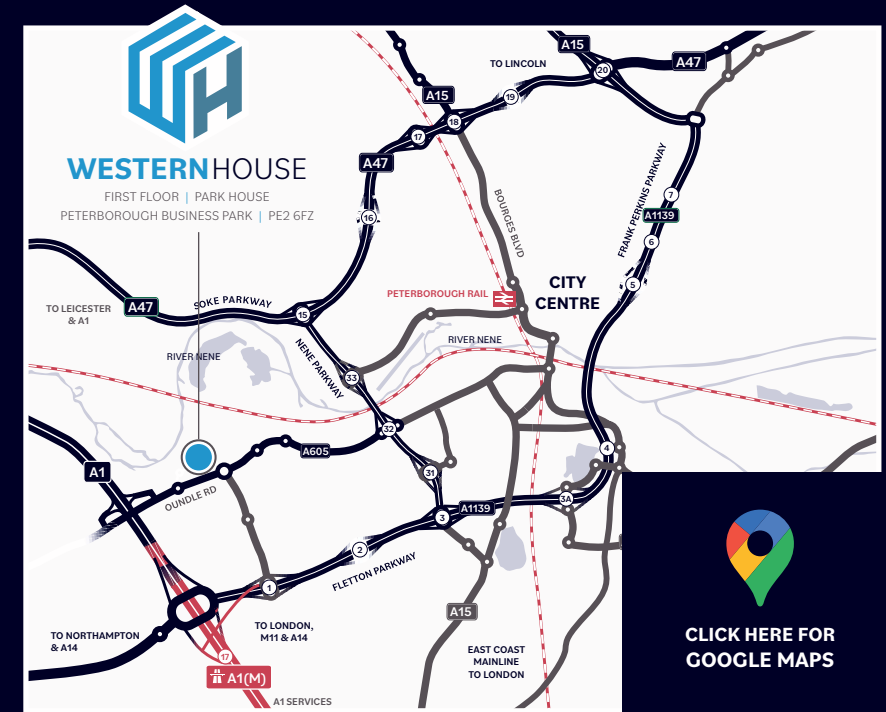
EPC

The property has an EPC of E (112). A copy of the EPC is available on our website.



LOCATION

Peterborough Business Park is located directly to the west of Peterborough city centre and within 500m of the A1 at its junction with the A605 Oundle Road. Over the years the Peterborough Business Park has established itself as the premier office location in the city. Occupiers in the immediate vicinity include Cummins, ADP, British Sugar, AB Agri, Diligenta, Bauer, AWG, and Royal and Sun Alliance. A Marriott Hotel is located at the western end of the Park. The Business Park is supplemented by a 4-star Marriott Hotel complete with health club and swimming pool, a Holiday Inn Express and Peterborough Arena, opposite.



Mode	Distance	Time
Car		
Cambridge	40 miles	1 hour 04 mins
Leicester	40 miles	1 hour 10 mins
Birmingham	80 miles	1 hour 25 mins
London	81 miles	1 hour 45 mins
Road		
A1 (M)	0.5 miles	
A14	16 miles	
Rail		
Peterborough Rail		15 mins
Kings Cross		47 mins



WESTERNHOUSE

LYNCHWOOD | PETERBOROUGH BUSINESS PARK | PE2 6FZ

BUSINESS RATES

From internet enquiries of the Valuation Office website we understand the building has two assessments (2023) as follows:-

Ground Floor £140,000
First Floor £145,000

The amount of rates payable may be affected by transitional relief. Interested parties are advised to make their own enquiries directly with Peterborough City Council.

RENT

Upon application to the agents.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the building and the estate in general. Further details available from the agents.

LEGAL COSTS

Each party to bear their own costs.

VAT

We understand that VAT will be charged on the rent.



[CLICK HERE FOR PHOTO GALLERY](#)

TO BE REFURBISHED

VIEWINGS

Strictly by appointment with the agents:



07919 203194
Piers Pollard
piers@pgpcl.co.uk



Steve Hawkins
Stephen.hawkins@eddisons.com

Gavin Hynes
Gavin.hynes@eddisons.com

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 10/23.

