



# PARKHOUSE

LYNCHWOOD | PETERBOROUGH BUSINESS PARK | PE2 6FZ

**TO LET**



**MODERN OFFICES** ■

**PREMIER BUSINESS PARK LOCATION** ■

**FULL RAISED ACCESS FLOORING** ■

**COMFORT COOLING AND HEATING** ■

**243.4 - 2,067.7 SQ M (2,620 - 22,258 SQ FT)** ■



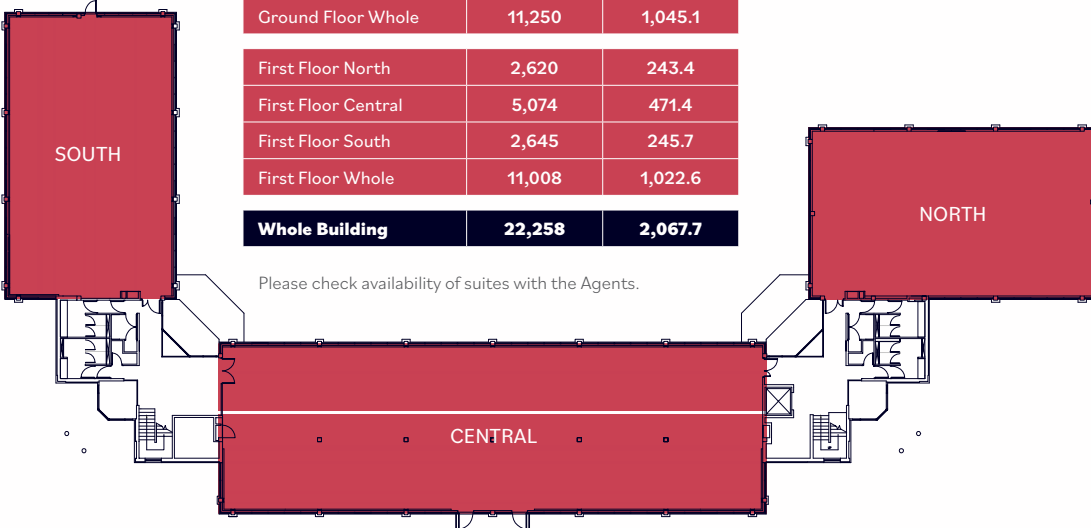
**Park House occupies a prominent position at the main entrance to the Business Park and comprises a high quality, two story office building set in attractive landscaped grounds with car parking adjacent.**

Park House benefits from excellent natural lighting, comfort cooling/heating and full raised access floors. Car parking is provided with additional spaces available by way of negotiation.

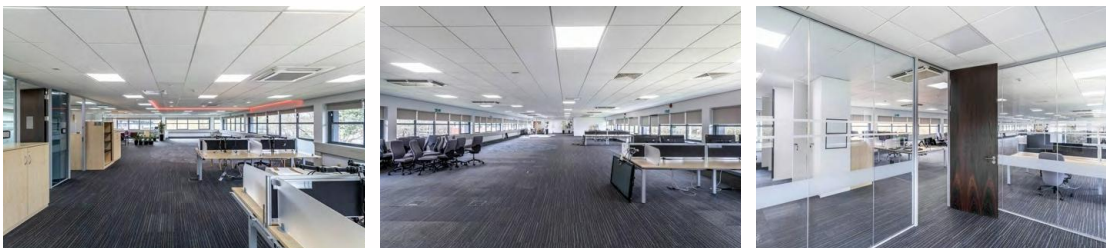
## ACCOMMODATION

Please note all areas are calculated on a NIA basis and are approximate. Floor areas for entire floors or the entire building include reception areas.

	SQ FT	SQ M
Ground Floor North	2,630	244.3
Ground Floor Central	5,068	470.8
Ground Floor South	2,646	245.8
Ground Floor Whole	11,250	1,045.1
First Floor North	2,620	243.4
First Floor Central	5,074	471.4
First Floor South	2,645	245.7
First Floor Whole	11,008	1,022.6
<b>Whole Building</b>	<b>22,258</b>	<b>2,067.7</b>



Please check availability of suites with the Agents.



## 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.



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



## SERVICES

Mains electricity, gas and water are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers.

## BUSINESS RATES

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

Ground Floor North	£28,500
Ground Floor Central and South	£98,000
First Floor (whole)	£114,000

Suites may need to reassessed depending on whether taken separately or combined. 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.  
Rents quoted will be exclusive of VAT, business rates, service charge and all other outgoings.

## LEASE TERMS

To be agreed by negotiation.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Further details on application.

## EPC

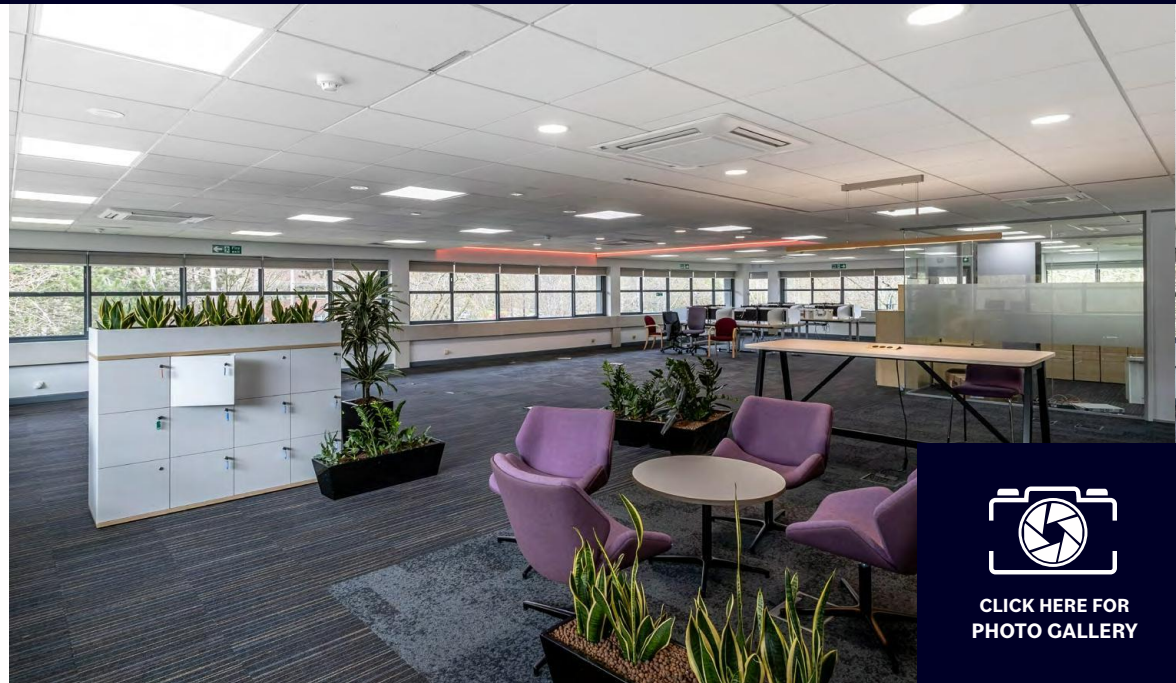
EPC's are being commissioned and will be available to interested parties once completed.

## LEGAL COSTS

Each party to bear their own costs in relation to lease transactions.

## VAT

We understand that VAT charged on the rent.



[CLICK HERE FOR PHOTO GALLERY](#)

## 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

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