

01733 897722

eddisons.com

PRIME OFFICES – TO LET

Eddisons

Incorporating Barker Storey Matthews



**FIRST FLOOR, FOUNTAIN COURT, LYNCHWOOD,
PETERBOROUGH BUSINESS PARK, PE2 6WY**

£13.50 per sq ft

2,050 sq m (22,066 sq ft)

- Fully fitted modern offices
- Premier business park location
- Generous parking provision
- Air conditioning

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, ABF, 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.

DESCRIPTION

The premises comprise the entire first floor of Fountain House. The high-quality office suite provides fully fitted offices, to include a variety of meeting rooms, break out areas and open plan space and is fitted to a high standard.

The opportunity exists for a tenant to take the space "as seen" to benefit from a substantial saving in potential fit out. Alternatively, the premises may be refurbished to open plan if an ingoing tenant so desires. Further details available from the agents. Generous parking provision is provided, numbers of space by negotiation.

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. 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

First Floor	2,050 sq m	22,066 sq ft
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Please note all areas are calculated on a NIA basis and are approximate.

BUSINESS RATES

From Internet enquiries of the Valuation Office web site we understand the premises have a rateable value of £550,000 (2023 Assessment) for the whole building to include the ground floor. The First floor assessment will need to be separated from the current assessment. Further details upon request from the agents. The amount of rates payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

RENT

£13.50 per sq ft, exclusive of VAT, Business Rates and all other outgoings.

VAT

We understand that VAT charged on the rent.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

SERVICE CHARGE

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

EPC

E (108). A copy is available upon request

TIMING

The space is available from April 2023. If the space is required on an open plan basis then an agreed occupation date will be confirmed to allow for the refurbishment contract to be completed.

LEASE TERMS

To be agreed by negotiation.

VIEWING

Strictly by appointment with the agents:-

Eddisons
incorporating Barker Storey Matthews

Steve Hawkins
Stephen.hawkins@eddisons.com
01733 897722

Or
PG Property Consultancy
Piers Pollard
info@pierspollard.com
07919 203194

230202

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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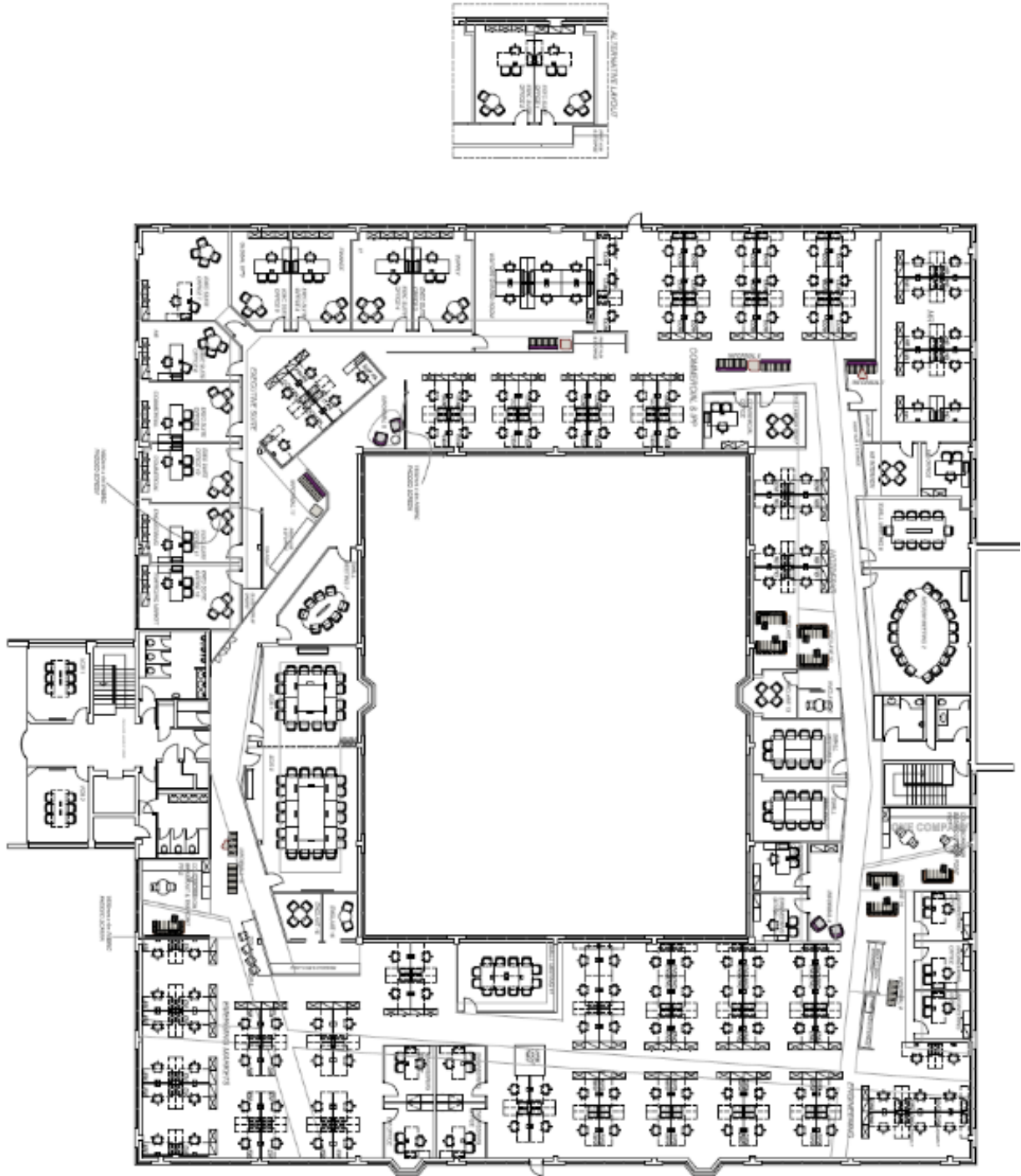
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FIRST FLOOR LAYOUT



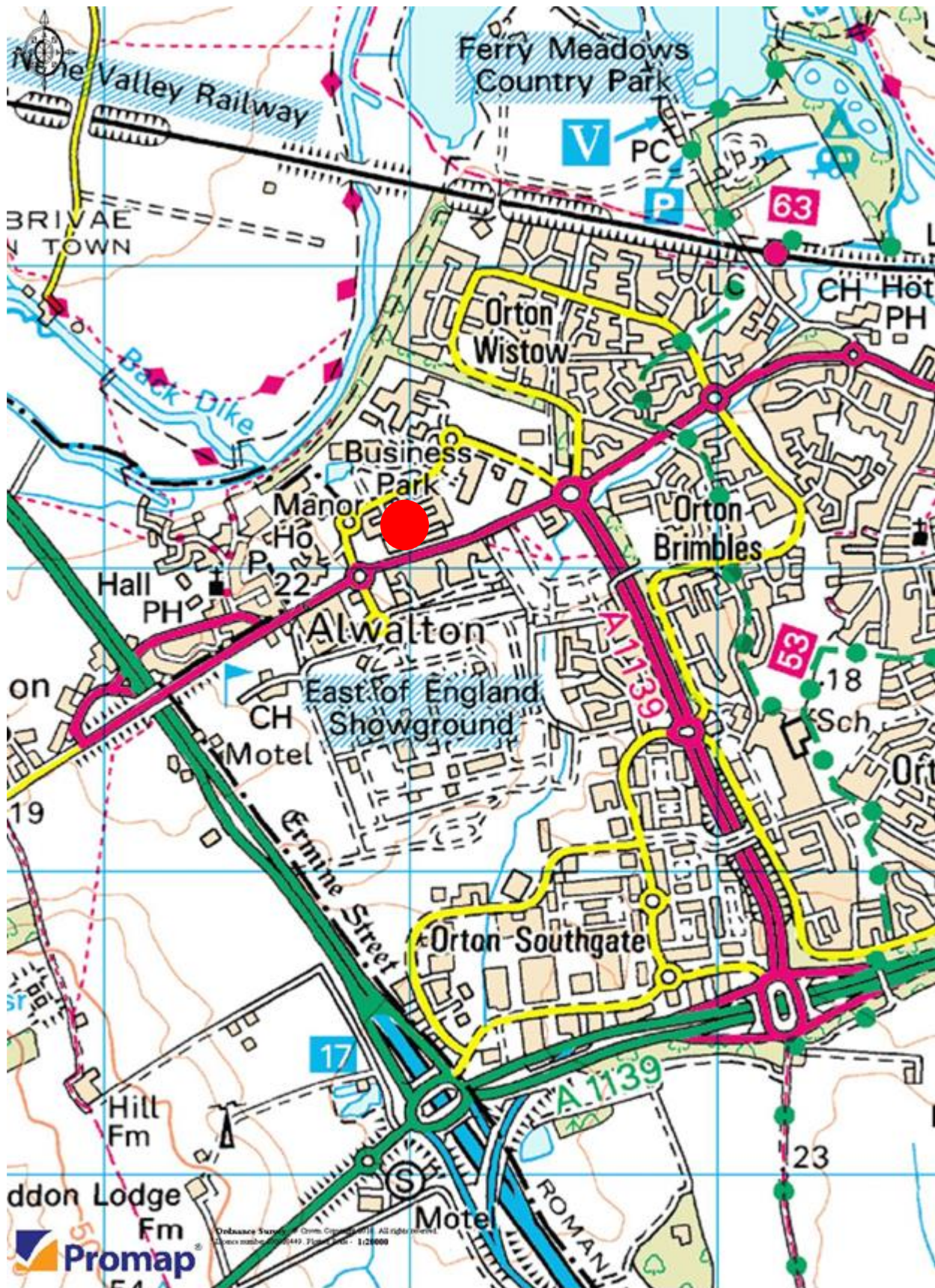
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