

01733 897722

eddisons.com

PRIME CITY CENTRE OFFICES
TO LET

Eddisons

Incorporating Barker Storey Matthews



**SECOND & THIRD FLOORS, MONKSTONE HOUSE, CITY ROAD,
PETERBOROUGH PE1 1JE**

Rent On Application

- Modern high quality offices
- Convenient city centre location
- Walking distance to rail and bus stations and city centre amenities
- To undergo full refurbishment

**662.4 – 1,324.8 sq m
(7,130 – 14,260 sq ft)**

LOCATION

Peterborough is an attractive Cathedral City and one of Britain's fastest growing cities. The city has excellent road and rail connections and is located on the main London to Edinburgh east coast railway line. The fastest journey from London to Peterborough being just 44 minutes.

The property is located in the main City Centre office area, adjacent to Peterborough Cathedral and within easy walking distance of all the city centre facilities and amenities including the Queensgate Shopping Centre, bus and main railway station.

DESCRIPTION

The property comprises a prominently positioned 4 storey high quality office building with on-site parking. The ground and first floors are occupied by the leading law firm Greenwoods and the second and third floors will be available from Spring 2023 after the existing tenant JNCC has vacated. Each floor will have the benefit of allocated car parking to the rear / side of the building via a barrier controlled dedicated car park. The two floors are to be extensively refurbished prior to letting and the works will include (but not limited to)-

- Returned to open plan layout
- New perimeter trunking
- Comfort cooling / heating
- New suspended ceilings with flush mounted LED lighting
- Refurbished male and female W/Cs on each floor.
- Full redecoration throughout
- New flooring
- Allocated parking

SERVICES

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

ACCOMMODATION

Second Floor	662.4 sq m	7,130 sq ft
Third Floor	662.4 sq m	7,130 sq ft
Total	1324.8 sq m	14,260 sq ft

All measurements are taken on a NIA basis and are approximate.

BUSINESS RATES

From enquiries made to the Valuation Office Agency website, we understand the Rateable Values to be –

Second Floor £89,500 (2024 Assessment)

Third Floor £89,500 (2024 Assessment)

For the year commencing 1 April 2024 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more. Interested parties are encouraged to make their own enquiries to Peterborough City Council in order to verify the rates payable.

RENT

Upon application to the agents. Rents quoted are exclusive of VAT, Business Rates, Service Charge and all other usual outgoings.

VAT

VAT will be charged on the rent and other costs.

LEGAL COSTS

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

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the building. Further details available on request.

EPC

EPC's are available for the common parts to each floor and a new EPC for each office suite will be available upon completion of the refurbishment works

TIMING

The offices will be available post refurbishment, full details upon application.

LEASE TERMS

By negotiation.

VIEWING

Strictly by appointment with the sole agents:-

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Steve Hawkins / Hattie Gullan-Whur

01733 556495 / 01733 968841

Stephen.hawkins@eddisons.com /

Hattie.gullan-whur@eddisons.com

For more information, visit eddisons.com

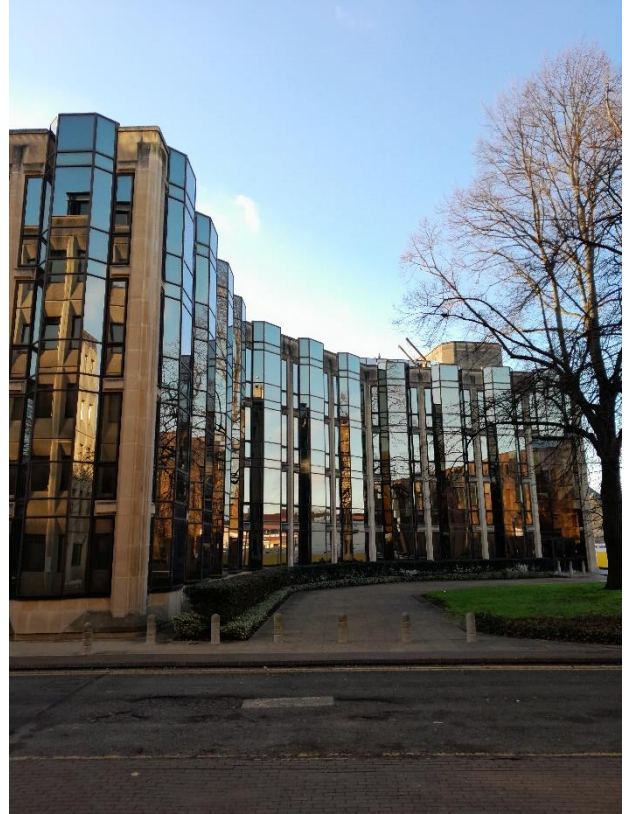
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Important Information

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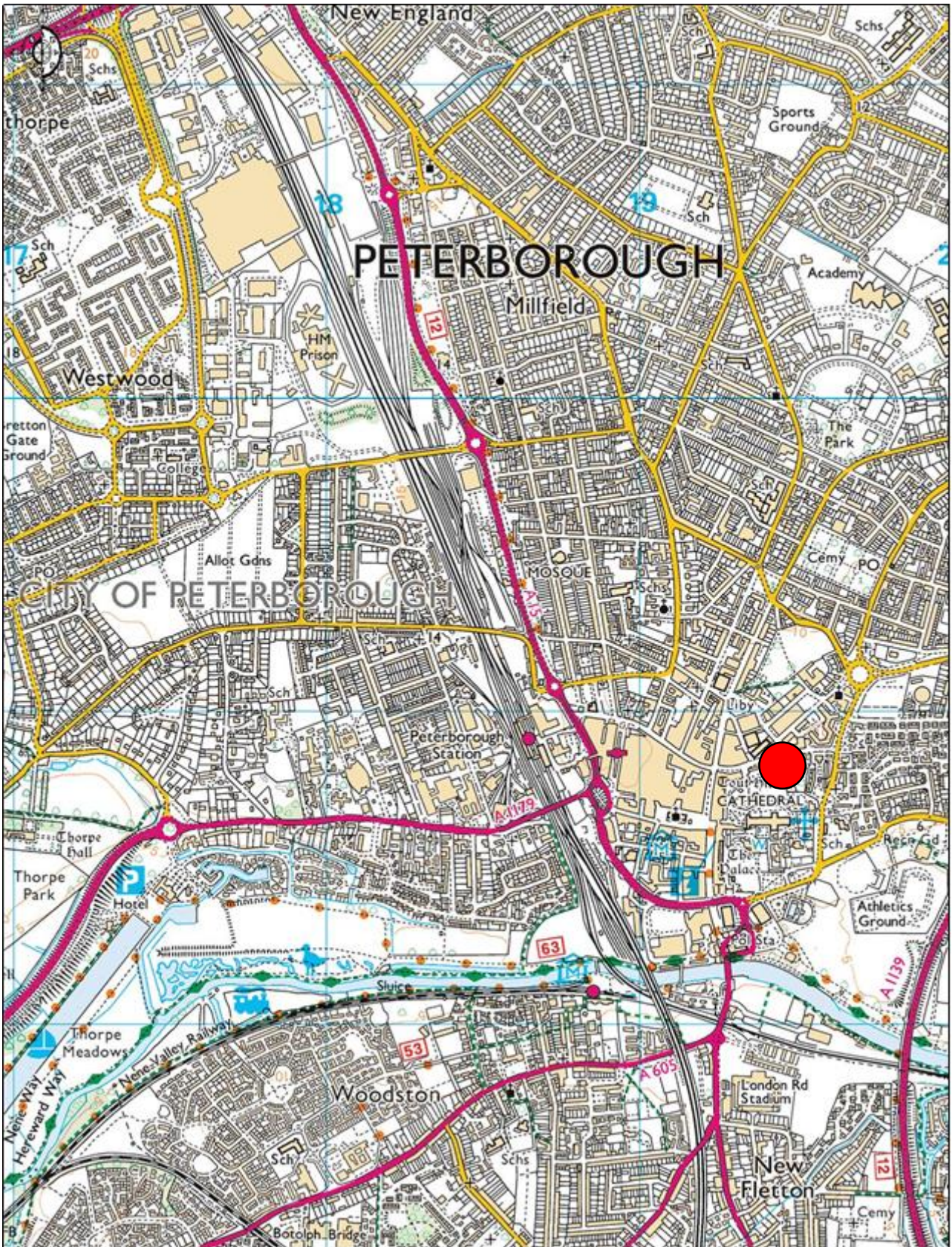
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