

01733 897722

eddisons.com

GRADE A OFFICES - TO LET

Eddisons

Incorporating Barker Storey Matthews



**GROUND FLOOR SOUTH AND CENTRAL WINGS, PARK HOUSE,  
LYNCH WOOD, PETERBOROUGH PE2 6FZ**

**£13.30 per sq ft**

- Premier business park location
- Fitted to a good standard
- Air conditioned throughout
- Can be let partly furnished if required

**245.81 - 757.97 sq m**

**(2,646 - 8,159 sq ft)**

## LOCATION

Park House forms part of Peterborough Business Park, located within Lynch Woos, approximately 5 miles to the West of Peterborough City Centre and adjacent to the A1(M).

Lynch Wood is regarded as the city's foremost out of town office location and provides a number of corporate campus style buildings alongside a wide range of small to medium sized office schemes. Notable occupiers within the area include Cummins Generator Technologies, Bauer Media, AB Agri, Royal Sun Alliance, Diligenta, Royal Haskoning DHV, Western Union and British Sugar, amongst others.

## DESCRIPTION

Park House is a detached purpose-built office building arranged over ground and first floors, and extending to a total of 22,258 sq ft.

The available accommodation comprises the central and south wings, including the Ground Floor South reception area.

The accommodation is predominantly open plan in nature with full access raised floors, suspended ceilings with inset LG7 lighting, comfort cooling via ceiling inset cassettes and central heating via wall mounted radiators. Each wing has a fitted kitchen and break out area, and there are two partitioned meeting / conference rooms within the central wing.

Externally there is dedicated parking allocated to the accommodation.

The property can be partly let with desking if required. Details on request.

## ACCOMMODATION

Gnd Fl South Reception -	41.34 sq m	( 445 sq ft)
Gnd Fl South Offices -	245.81 sq m	(2,646 sq ft)
Gnd Fl Central Wing Offices -	470.82 sq m	(5,068 sq ft)

**Total - 757.97 sq m (8,159 sq ft)**

## RENT

Current rent passing for the whole accommodation is £105,768 per annum exclusive of VAT, Business Rates and other outgoings. In the event of a letting of part the rent will need to be allocated on a pro-rata basis.

## BUSINESS RATES

From 1<sup>st</sup> April 2023 the Rateable Value will be £98,000. Interested parties are encouraged to verify the rates payable figure with Peterborough City Council.

## VAT

The property is elected for VAT purposes.

## SERVICE CHARGE

The tenant is to pay the service charge for the building. Details on request from the letting agents.

## EPC

The property has an EPC rating of E (106).

## LEASE TERMS

The property is available by way of an assignment of the existing lease which is for a term expiring 6<sup>th</sup> August 2025, or on the basis of a sublease for the same term. Alternatively, a new longer lease may be available from the freeholder direct - please contact the Agent for further details.

## VIEWING

Strictly by appointment with the agents:-

**Eddisons**  
**incorporating Barker Storey Matthews**

**Julian Welch**  
**01733 556496**  
**Julian.welch@eddisons.com**

801.169919  
230223

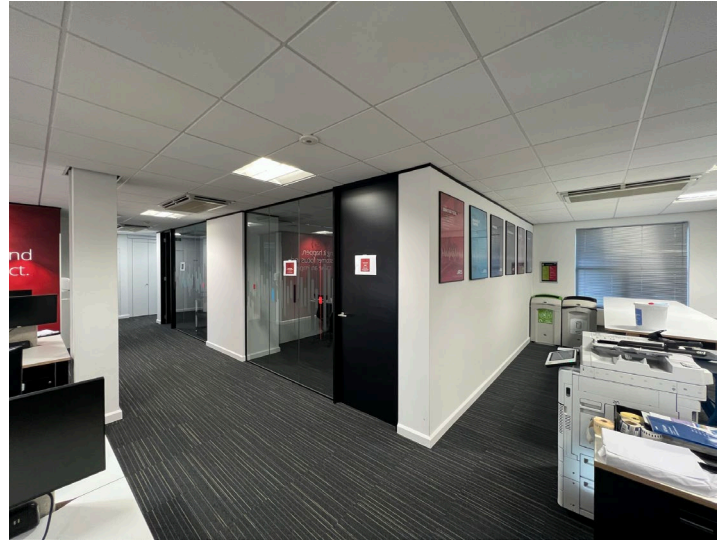
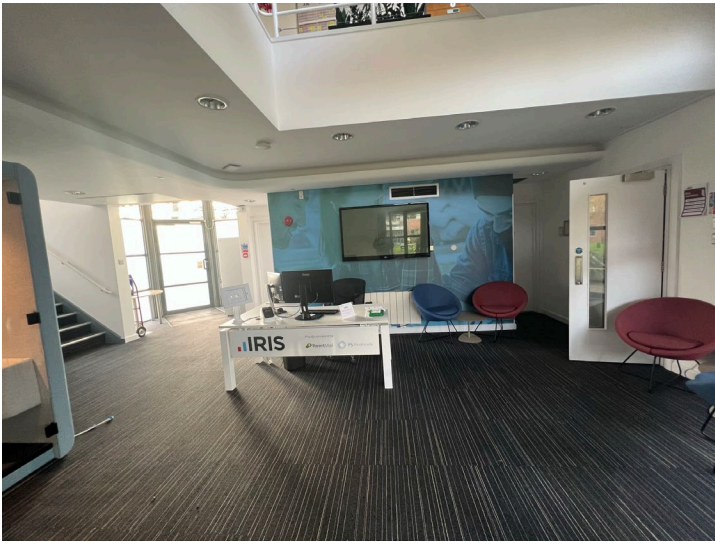
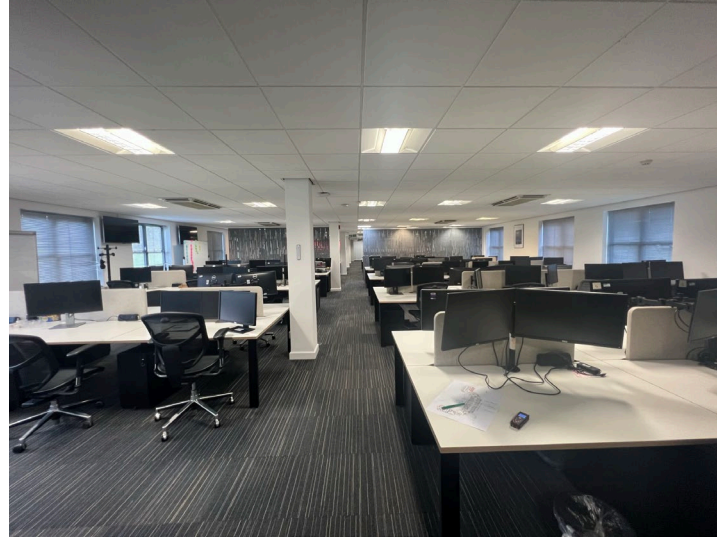
For more information, visit [eddisons.com](http://eddisons.com)  
T: 01733 897722

### 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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