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PRIME CITY CENTRE OFFICES - TO LET  
ALTERNATIVE USES INCLUDING RETAIL & LEISURE MAY  
BE CONSIDERED SUBJECT TO PLANNING

Eddisons

Incorporating Barker Storey Matthews



**UNEX HOUSE, UNIT 3, BOURGES BOULEVARD, PETERBOROUGH,  
PE1 2AF**

**Rent On Application**

**789.7 sq m (8,500 sq ft)**

- High quality city centre office accommodation
- Period features
- Good on-site parking
- May suit other uses including retail / leisure subject to planning

## LOCATION

Peterborough is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. The City has excellent rail and road links and has become an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy and is one of the fastest growing cities in the UK.

Unex House is located in a prominent position within the heart of Peterborough city centre. The property is in close proximity to both Peterborough railway station (East Coast mainline - London Kings Cross in circa 47 mins), and the central bus station. Peterborough's central shopping area is within a two-minute walk.

## DESCRIPTION

Unex House was converted in 2011 to provide Grade A, office accommodation. The space available is currently being refurbished. Unit 3 provides ground floor space within a prominent period building with direct access from Albert Place located off Viersen Platz, the main access road to the Rivergate car park.

Internally the space benefits from period arch features and the space may suite offices as well as either retail or leisure subject to appropriate planning consent.

Externally secure car parking is available directly outside the front of the building and to the side adjacent to the main access road. Additional City Centre car parking may be available, further details upon request.

## SERVICES

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

## ACCOMMODATION

Unit 3                      789.7 sq m                      (8,500 sq ft)

Floor areas are measured on a NIA basis and are approximate.

## BUSINESS RATES

To be assessed.

## RENT

Rent on application.

## VAT

We understand that VAT is payable on 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 building. Details on request.

## EPC

The EPC is to be assessed.

## LEASE TERMS

The suite is available to be let on a new lease on terms to be agreed.

## VIEWING

Strictly by appointment with:-

### Eddisons

incorporating Barker Storey Matthews  
33 Thorpe Road, Peterborough, PE3 6AB

Steve Hawkins / Frederic Seaby  
[Stephen.Hawkins@Eddisons.com](mailto:Stephen.Hawkins@Eddisons.com)  
[Frederic.seaby@eddisons.com](mailto:Frederic.seaby@eddisons.com)

01733 897722

Or

Savills  
William Rose  
[wrose@savills.com](mailto:wrose@savills.com)  
017333 44414

230130

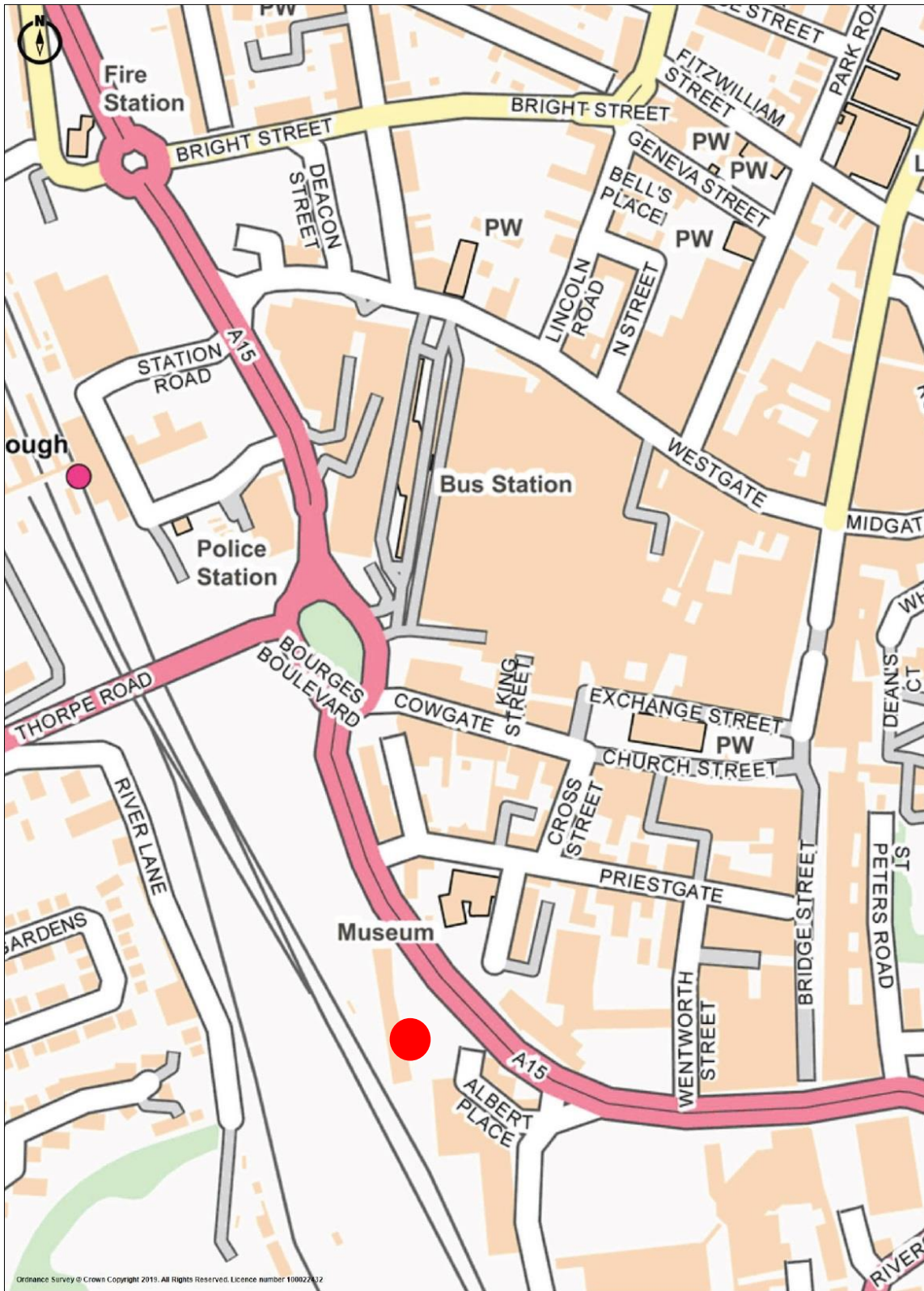
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**Promap v2**  
 LANDMARK INFORMATION

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 Plotted Scale - 1:5000. Paper Size - A4

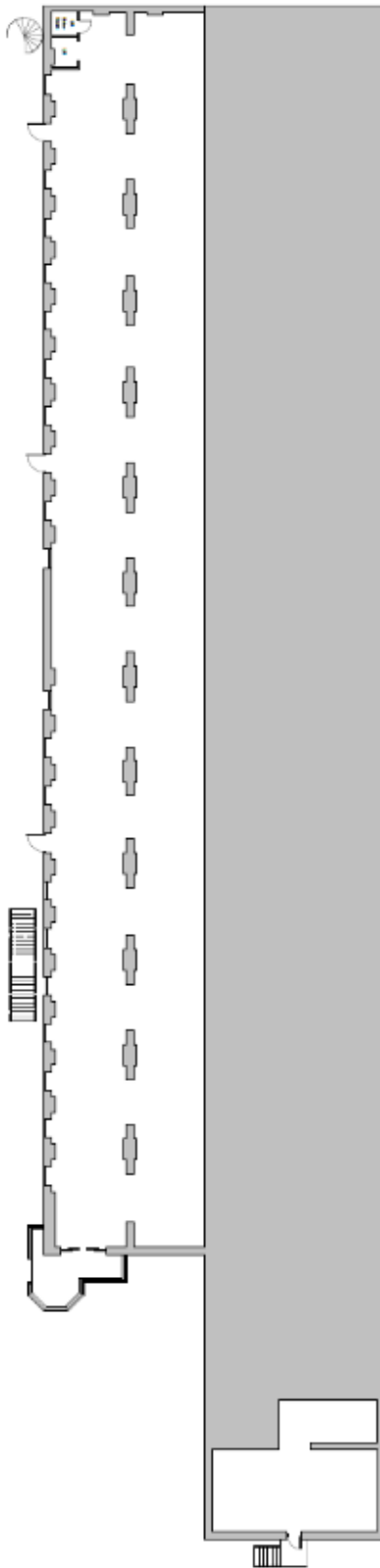
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PROJECT: UNEX HOUSE STERLINGHOUSE

DRAWING TITLE: EXISTING LOWRIE GROUND FLOOR PLAN

REVISION  
 SCALE: 1/200 @ A2  
 DATE: JUNE 2022

NUMBER: 122-08-LG1

NO.	DESCRIPTION	DATE

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