

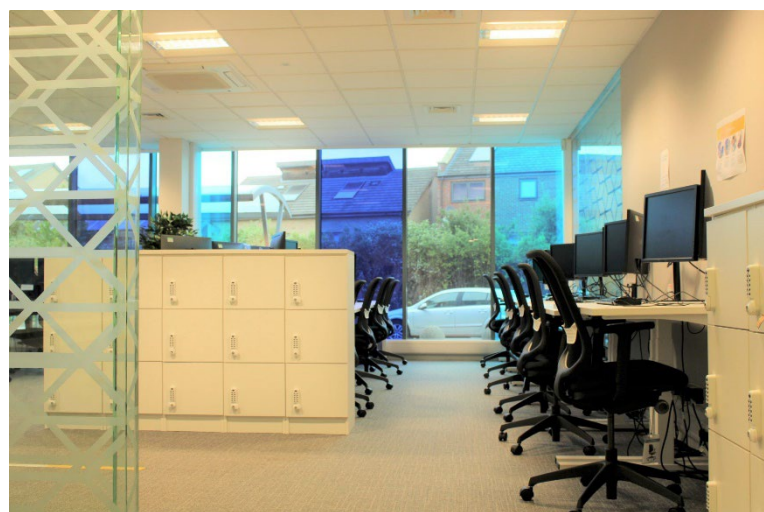
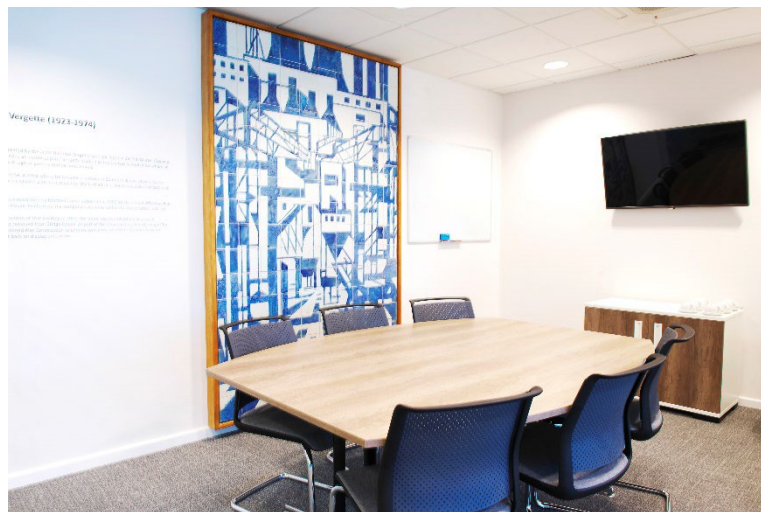
01733 897722

eddisons.com

OFFICE – TO LET

Eddisons

Incorporating Barker Storey Matthews



**G.02, ALLIA FUTURE BUSINESS CENTRE,
LONDON ROAD, PETERBOROUGH PE2 9BA**

£4,500 per month

121.40 sq m (1,307 sq ft)

- Available on a 12 month flexible Licence
- High quality business centre with on-site facilities and excellent parking
- Superfast 1GB internet connection
- Rent inclusive of Utilities, Service Charge and Parking
- **83% Small Business Rates Relief Available**

LOCATION

Allia Future Business Centre is located within the Peterborough United FC site off London Road on the southern fringe of Peterborough City Centre.

The surrounding area is a mixture of residential and commercial uses, including significant new development at Fletton Quays which has provided the new headquarters building for Peterborough City Council, a new Government Hub building, new Hilton hotel and over 350 residential flats.

DESCRIPTION

Allia comprises a range of co-working space and offices for small businesses to larger companies, providing a full range of business support whether for a single person in a co-working environment, or larger companies who require a high-quality business environment with full reception facilities, on site café, conferencing facilities and excellent levels of parking.

The available accommodation is located on the ground floor of the building. Fitted out to an excellent standard including air conditioning, the space includes a self-contained kitchen and two partitioned offices/meeting rooms.

ACCOMMODATION

Ground floor suite - 121.40 sq m (1,307 sq ft)

All areas are approximate and stated on a Net Internal Area basis.

BUSINESS RATES

The Rateable Value for the suite is £12,500. As such, for qualifying occupiers (being an occupier for which this is its only commercial premises, **83% SMALL BUSINESS RATES RELIEF** is available. For non-qualifying occupiers rates are normally paid at 4.9.9 pence in the pound on the rateable value. Interested parties are advised to confirm the rates payable figure with Peterborough City Council.

RENT

£4,500 plus VAT per month. The rent is inclusive of utilities costs, service charge, parking and maintenance of the air conditioning system.

VAT

The property is elected for VAT and VAT will be payable in addition to the rent.

EPC

The property has an EPC rating of B (35). A copy of the EPC certificate is available from the letting agents on request.

VIEWING

Strictly by appointment with the agents:-

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

801.143462
230904



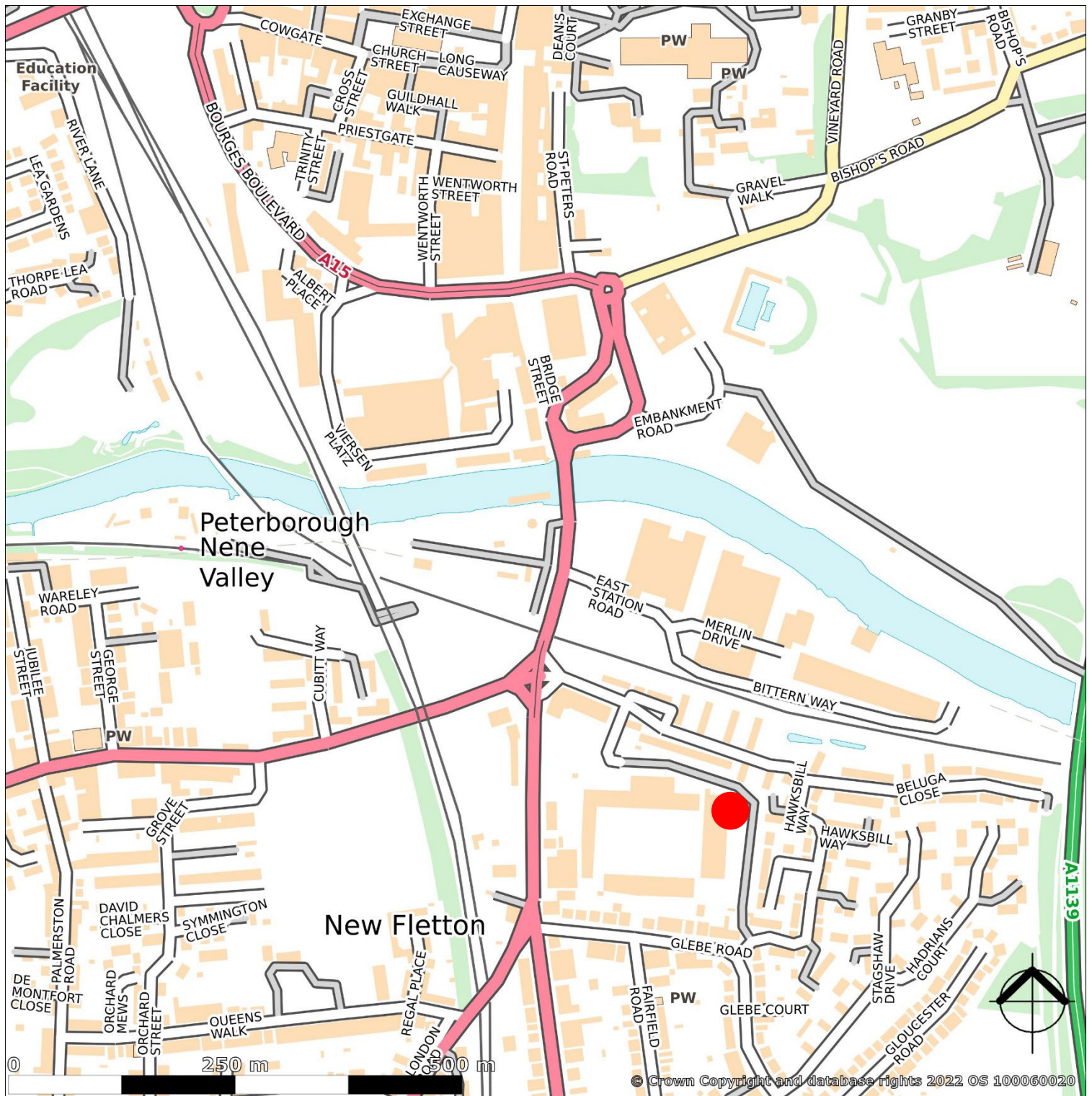
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T: 01733 897722

Important Information

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