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QUALITY CITY CENTRE OFFICES TO LET

Eddisons

Incorporating Barker Storey Matthews



SECOND FLOOR, CRESCENT HOUSE, 46 PREISTGATE, PETERBOROUGH
PE1 1LF

RENT: On application

414.01 sq m (4,456 sq ft)

- City centre location
- Spacious good quality offices
- Recently redecorated and refurbished throughout
- Comfort cooling throughout

LOCATION

Crescent House is located in a prominent position on the corner of Cowgate and Bourges Boulevard within Peterborough City Centre. The property is within close walking distance to Peterborough bus and railway stations, the latter located on the East Coast mainline with the fastest trains to London Kings Cross taking around 45 minutes.

DESCRIPTION

The second floor suite consists six rooms, female WCs and a kitchenette with male WC facilities located within the main service core. The suite benefits from radiator heating throughout together with ceiling mounted comfort cooling and LED lighting within a suspended ceiling. The suite has been fully redecorated and recarpeted throughout. There is a buzzer entry and a lift with access to all floors.

There is a secure car park to the rear of the building. 5 spaces are allocated with the suite.

ACCOMMODATION

Net internal area: 414.01 sq m 4,456 sq ft

RENT

On application to the agents. Rent quoted is exclusive of VAT, service charge, insurance and all usual outgoings

VAT

We understand that VAT will be charged on the rent.

BUSINESS RATES

The suite has a Rateable Value of £52,000 (2023 Assessment). Business rates are normally charged at 51.2 pence in the pound. Interested parties are strongly advised to confirm the rates payable figure with Peterborough City Council.

SERVICE CHARGE

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

SERVICES

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

LEGAL COSTS

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

EPC

This property has an EPC rating of E (118).

LEASE TERMS

The property is available on a new lease for a term to be agreed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating Barker Storey Matthews

Steve Hawkins / Hattie Gullan-Whur

Stephen.hawkins@eddisons.com

Hattie.Gullan-Whur@eddisons.com

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801.116305

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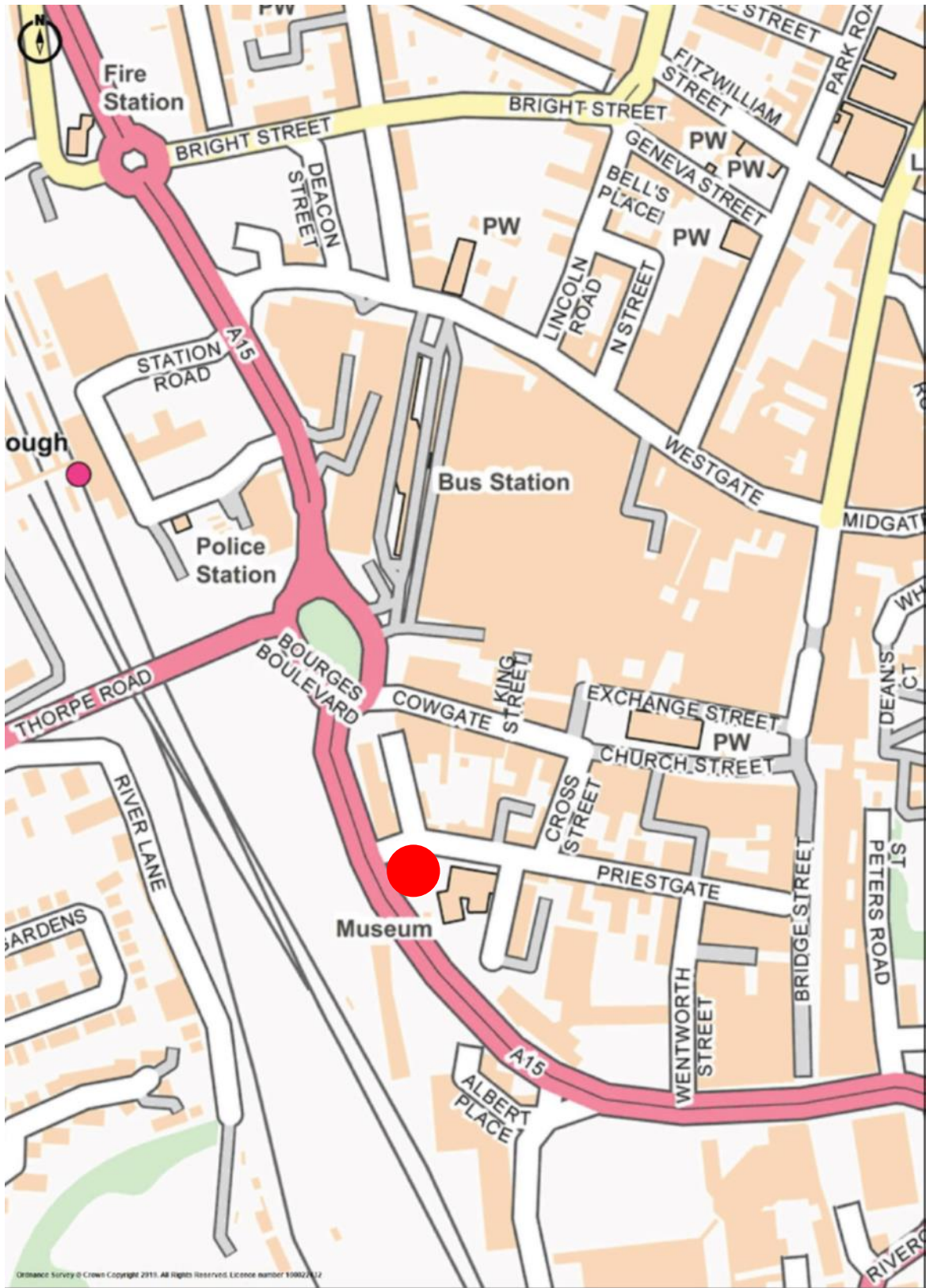
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Important Information

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 LANDMARK INFORMATION

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