

01733 897722

eddisons.com

OFFICE SPACE- TO LET

Eddisons

Incorporating Barker Storey Matthews



**GROUND FLOOR BLOCK B, WESTERN HOUSE, PETERBOROUGH BUSINESS
PARK, PE2 6FZ**

RENT: Upon Application

12,386 sq ft (1,150.7 sq m)

- Open plan high quality office space
- Established Business Park setting
- Good on site car parking facilities
- Flexible lease terms available

LOCATION

The property is located off Lynchwood at Peterborough Business Park to the west of Peterborough city centre. The property is within reach to the A1 and train and bus stations. The Peterborough Business Park has become a well-established office location in the city and occupiers in the immediate vicinity include Cummins, AB Agri, Bauer, AWG, Diligenta and Royal and Sun Alliance.

DESCRIPTION

The premises consist of a ground floor suite of a larger two storey building. The offices benefit from a shared reception area which can be operated to suit the requirements of the occupiers. The suite includes a rest area, kitchen, male female and disable toilet facilities together with separate showers. Several partitioned offices have been provided for. There is a large car park opposite the building with the number of spaces available by negotiation.

ACCOMMODATION

Ground Floor Reception	823 sq ft	(76.4 sq m)
Office space	12,386 sq ft	(1,150.7 sq m)

RENT

Upon application to the agents.

VAT

We understand that VAT will be charged on rent and other charges raised.

BUSINESS RATES

We understand the premises has a current rateable value of £140,000. Rates will normally be charged at 51.2p in the pound. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries with the local council.

SERVICE CHARGE

An annual service charge of £158,617 is levied for the upkeep and maintenance of the communal areas of the building and external car parking and landscaped areas. Further details available from the agent.

LEGAL COSTS

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

EPC

An EPC has been commissioned and will be available to interested parties upon request.

LEASE TERMS

Flexible lease terms available, term by negotiation.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

Gavin Hynes
Gavin.Hynes@Eddisons.com
07834098188

Ref:
Date

For more information, visit 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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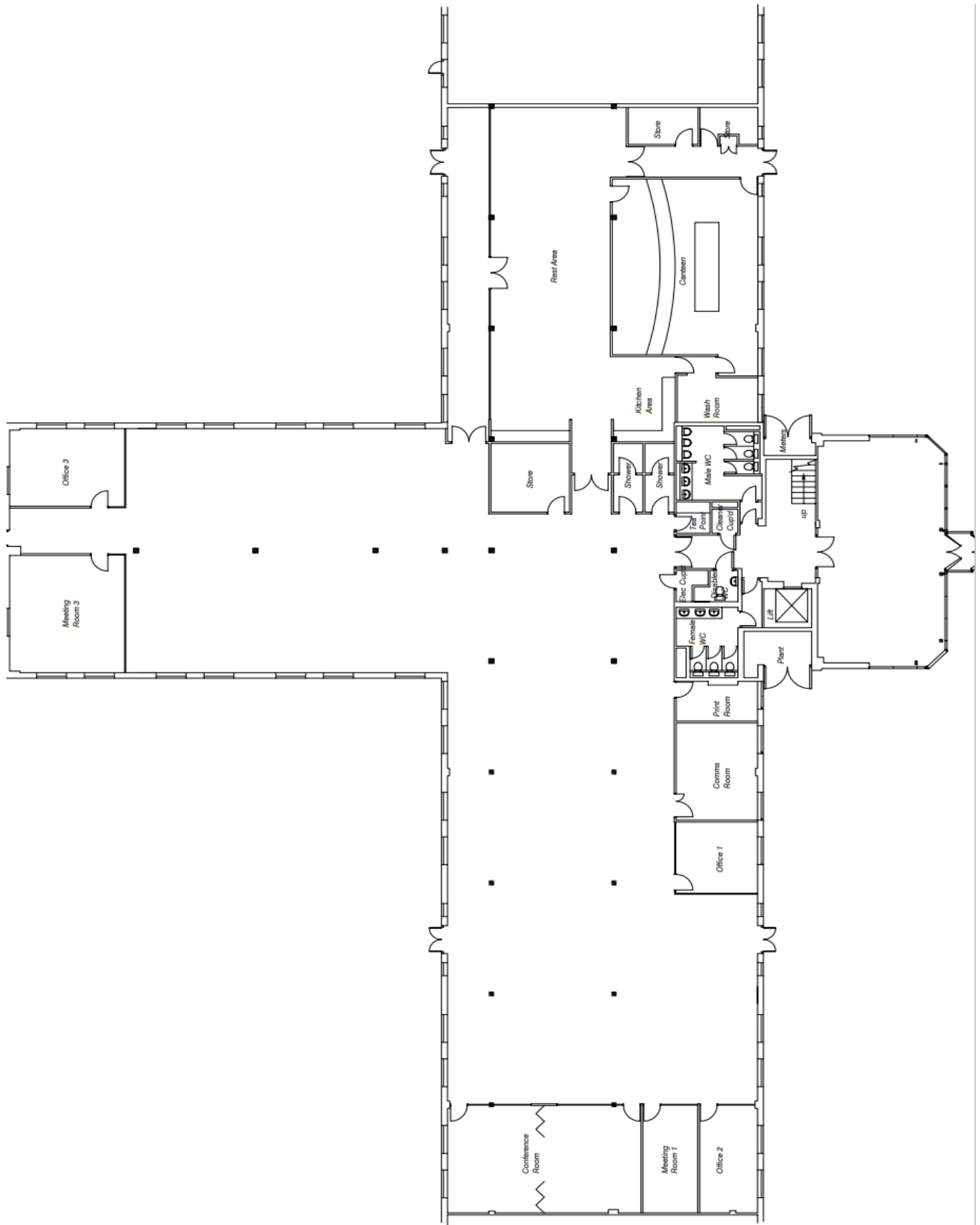
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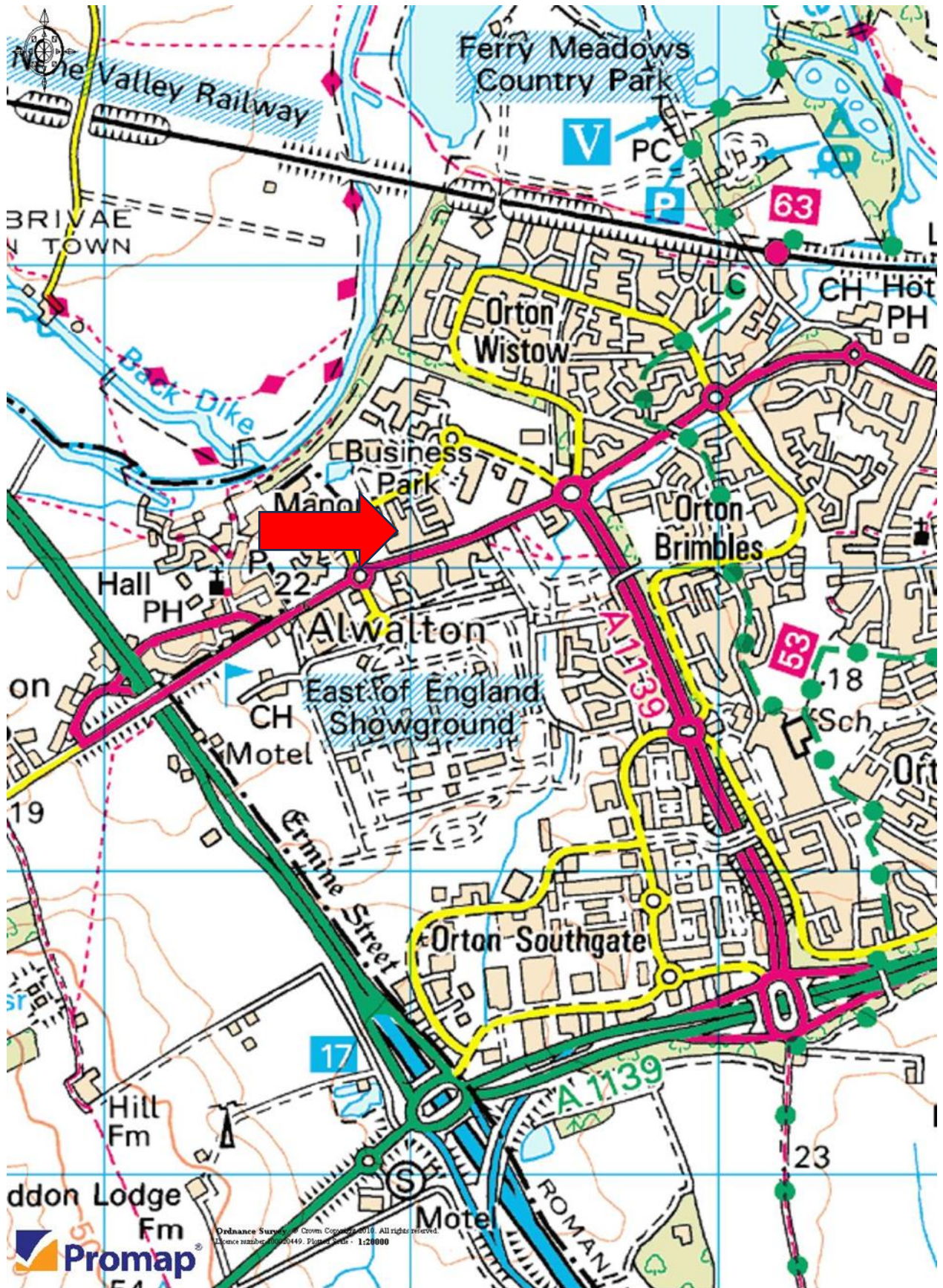
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