

01733 897722

eddisons.com

PRIME CITY CENTRE BUILDING – FOR SALE

Eddisons

Incorporating Barker Storey Matthews



CHURCHGATE, NEW ROAD, PETERBOROUGH PE1 1TT

OIEO £4,250,000

4,983.4 sq m (53,643 sq ft)

- Grade A office space or suitable for conversion STP
- Two 13 person lifts
- Prominent position with 98 on-site parking spaces
- Comfort cooling and heating

LOCATION

Peterborough is an attractive Cathedral City and one of Britain's fastest growing cities. The City has excellent road and rail connections. It is located on the main London to Edinburgh east coast railway line. The fastest journey from London to Peterborough being 44 minutes.

Churchgate is located in the main central area of Northminster, with good road access onto the City's Parkway ring road system leading to the A1 (M). The property is within a 15-minute walk to the bus station and mail east coast railway station as well as all the usual city centre amenities including the Queensgate Shopping Centre.

DESCRIPTION

The property comprises a prominent five storey Grade A office building with good on-site car parking. The building has been maintained to a good standard but it also lends itself to conversion to alternative uses including residential, subject to planning.

The main features include:-

- Entrance foyer with access to two 13 person lifts.
- Comfort cooling.
- Raised floors.
- Suspended ceilings.
- Male and female WC's on each floor.
- CCTV and 24 hour security.
- 98 on site car parking spaces
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The suites offer bright open plan space around a central core including stairs, WCs, and lifts providing access to all floors.

SERVICES

Mains drainage, water, and electricity are available.

ACCOMMODATION

The building provides the following office suites:-

Ground Floor:	415.8 sqm	(4,476 sq ft)	Vacant
First Floor:	1,274.4 sqm	(13,718 sq ft)	Vacant
Second Floor:	1,274.4 sqm	(13,718 sq ft)	Let
Third Floor:	1,274.4 sqm	(13,718 sq ft)	Vacant
Fourth Floor:	744.4 sqm	(8,013 sq ft)	Vacant
TOTAL:	4,983.4 sqm	(53,643 sq ft)	

Floor 2 is let to 31 July 2027 to Reed in Partnership at £105,000 pax. Further details upon request.

Measurements are approximate and taken on a NIA basis.

PRICE

Offers in excess of £4,250,000 exclusive of VAT for the freehold interest on an unconditional basis.

BUSINESS RATES

The current rateable values (01 April 2023 onwards) are as follows:-

Ground Floor	£51,500
1 st Floor	£154,000
2 nd Floor	£154,000
3 rd Floor	£154,000
4 th floor (North Wing)	£52,500
4 th floor (South Wing)	£41,000

Car parking spaces have been separately assessed for rates purposes either as individual spaces or in blocks, further details upon request. Business rates are normally charged at 49.9p in the pound for assessments with a rateable value lower than £51,000 and 51.2p in the pound for assessments above this figure. Interested parties are encouraged to verify the rates payable with Peterborough City Council.

VAT

We understand that VAT will be charged.

LEGAL COSTS

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

EPC

The building as a whole has an EPC rating of C (64). The EPC is available upon request, further details from the agents.

VIEWING

Strictly by appointment with the sole agents:-
Eddisons incorporating Barker Storey Matthews

Steve Hawkins / Simon Parsons / Julian Welch
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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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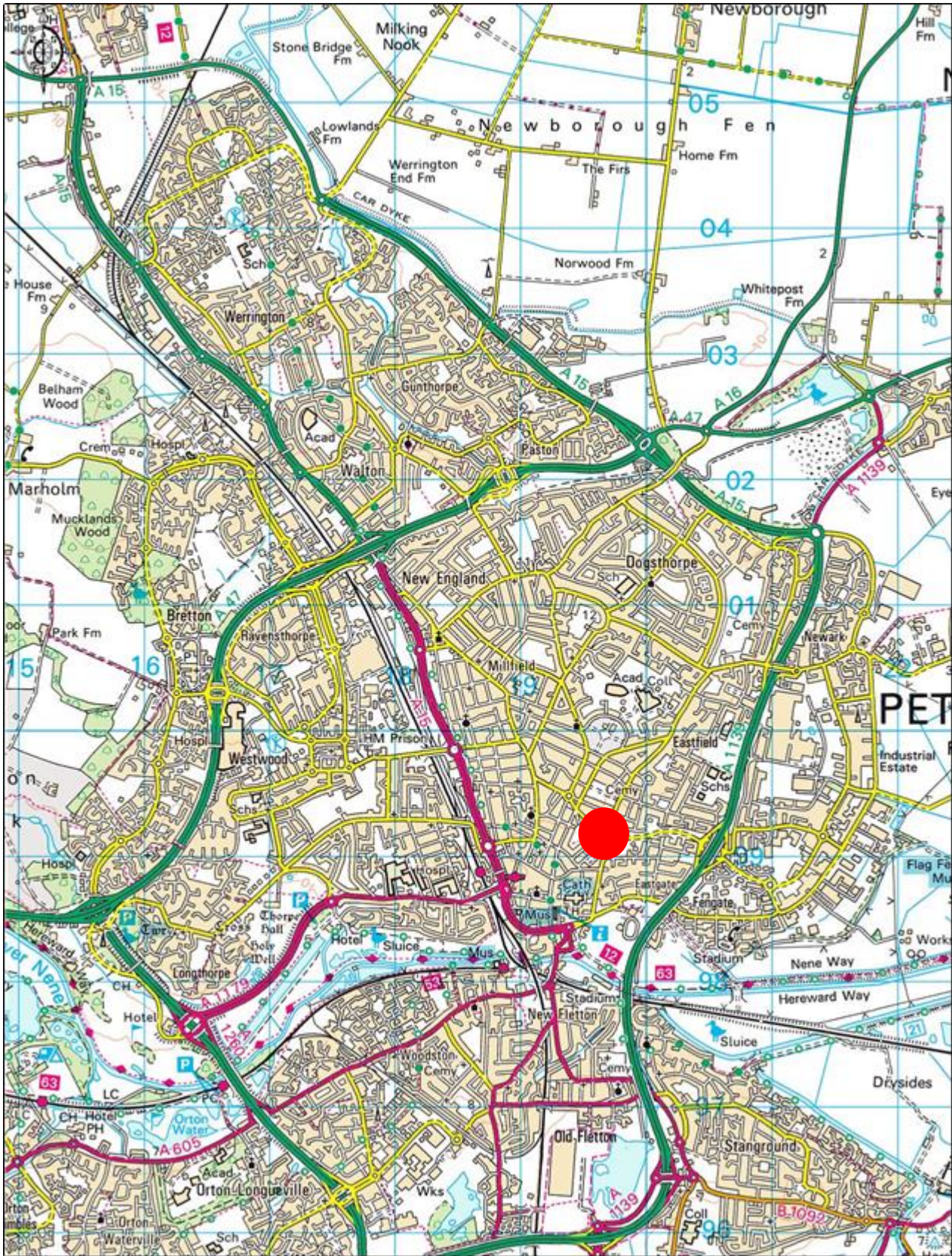
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