

01733 897722

eddisons.com

OFFICES – TO LET

Eddisons

Incorporating Barker Storey Matthews



**GROUND FLOOR, 8 FLAG BUSINESS PARK
VICARAGE FARM ROAD, PETERBOROUGH PE1 5TX**

£8,950 per annum

75.29 sq m (810 sq ft)

- Ground floor office
- To be refurbished
- Allocated parking
- 100% Small Business Rates Relief available

LOCATION

Flag Business Exchange is a development of 12 office units within a landscaped campus setting and is situated approximately 1 mile east of Peterborough City Centre, off Vicarage Farm Road, and is within easy reach of Frank Perkins Parkway (the A1139). Other occupiers on Flag include i3 media, Citizens Advice, Hales Group, Batt Cables plc, Millberg, and Kip McGrath, amongst others.

DESCRIPTION

The property comprises self-contained offices within the ground floor of the building. The accommodation provides an open plan area together with two partitioned team rooms / offices and a small kitchenette. The offices are carpeted throughout, have suspended ceilings with inset lighting, gas fired central heating and perimeter trunking. Externally there are 5 allocated parking spaces with further spaces available at additional cost if required. The suite is to be refurbished to include new carpets, redecoration, new LED lighting and a new kitchenette facility.

ACCOMMODATION

Ground floor: 75.29 sq m (810 sq ft)

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

RENT

The rent is to be £8,950 per annum exclusive of VAT, Business Rates and other outgoings.

VAT

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

BUSINESS RATES

The property has a Rateable Value of £7,700. This means that for a qualifying occupier (being an occupier for which this is its only commercial premises, **100% small business rates relief is available**. For non-qualifying occupiers business rates are normally payable at 49.9 pence in the pound on the rateable value. Interested parties are encouraged to confirm the rates payable figure with Peterborough City Council.

SERVICE CHARGE

There is a service charge payable in respect of the maintenance of the estate, building and common areas. Details on request.

SERVICES

Mains water, power, drainage and gas are believed to be connected to the building. No services have been tested and no warranties can be given or implied as to their current suitability, capacity or status.

LEGAL COSTS

Each party to be responsible for its own costs in connection with this matter.

EPC

The property has an EPC rating of D (83). A copy of the certificate is available upon request.

LEASE TERMS

Available on a new lease for a term to be agreed.

VIEWING

Strictly by appointment with the joint agents:-

Eddisons
incorporating Barker Storey Matthews

Julian Welch
01733 556496
Julian.welch@eddisons.com

OR

James Anderson
Savills
01733 201388

801.116054 (GF8)
240603

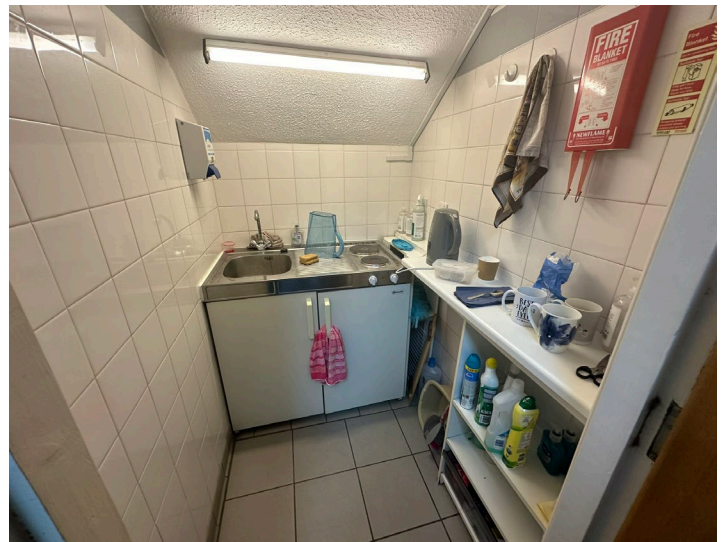
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T: 01733 897722

Important Information

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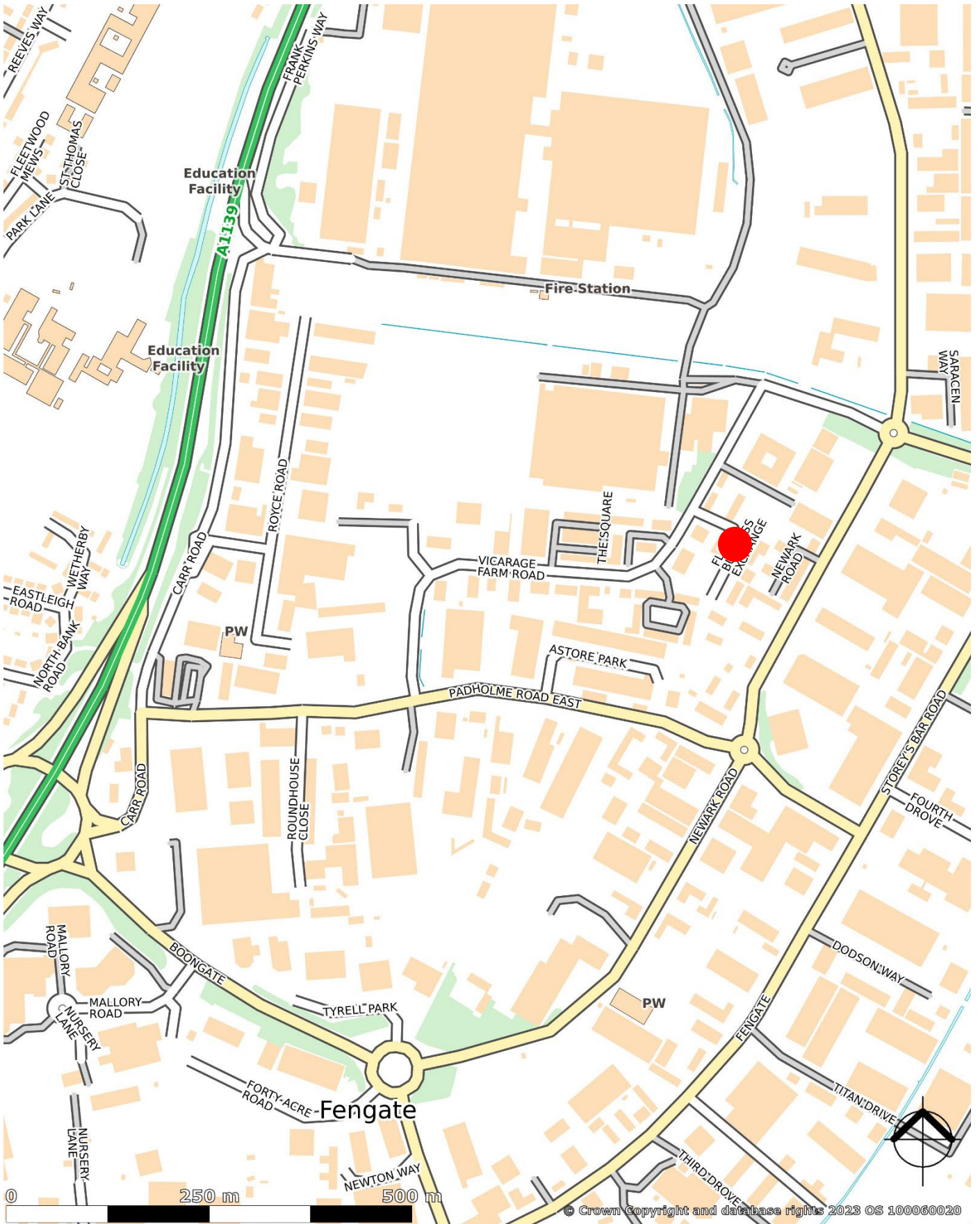
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