

28B Tesla Court Innovation Way, Lynch Wood, Peterborough, PE2 6FL



- Qualifying businesses may be entitled to 100% business rates relief
- Located on Peterborough Business Park and close to A1(M)
- 2 allocated car parking spaces
- EPC Rating: D

Location:

Peterborough is a cathedral city located in the East of England. It is located 37 miles north-west of Cambridge, 40 Miles east of Leicester, 42 miles north-east of Northampton and 80 miles north of London. Tesla Court is situated off Innovation Way, Lynch Wood (Peterborough Business Park). The Business Park is approximately 3 miles west of Peterborough city centre and is accessed via Oundle Road (A605) and Orton Parkway via A1165 which provides access to Peterborough ring road system and A1. Nearby occupiers include Bauer Media, Coloplast, Anglian Water, Cummins and Diligenta.

Description

The office space provides a modern fully refurbished accommodation at first floor level. Shared facilities include toilet facilities and a small kitchen at ground floor level. The office benefits from perimeter trunking, wall mounted electric heaters, suspended ceilings with LED panel lighting, double glazed windows and carpeting throughout.

Additionally, the property offers parking for two vehicles.

Lease Terms

Flexible lease terms are available for the office space, to be discussed and agreed upon.

Accommodation

Total NIA 53.9sq m (580sq ft)

Services

We understand that mains electricity, gas, water, and drainage are connected to the property, however we advise that interested parties make their own enquiries.

Tenants are to share water and electricity usage of the building in proportion to the square footage occupied.

Business Rates:

From enquiries made on the Valuation Office Agency website the rateable value for the office space is £5,900. However as the RV falls under £12,000, we can clarify that future occupiers will receive 100% small business rates relief on the space occupied. Interested parties are advised to make their own enquires through the local council.

Rent

The rent will be £650pcm exclusive of VAT, Business Rates and other outgoings.

Service Charge

The property has no service charge, however £50pcm is required by the tenants for the use of water and electricity usage for the space occupied.

EPC

The property has an EPC Rating of D.

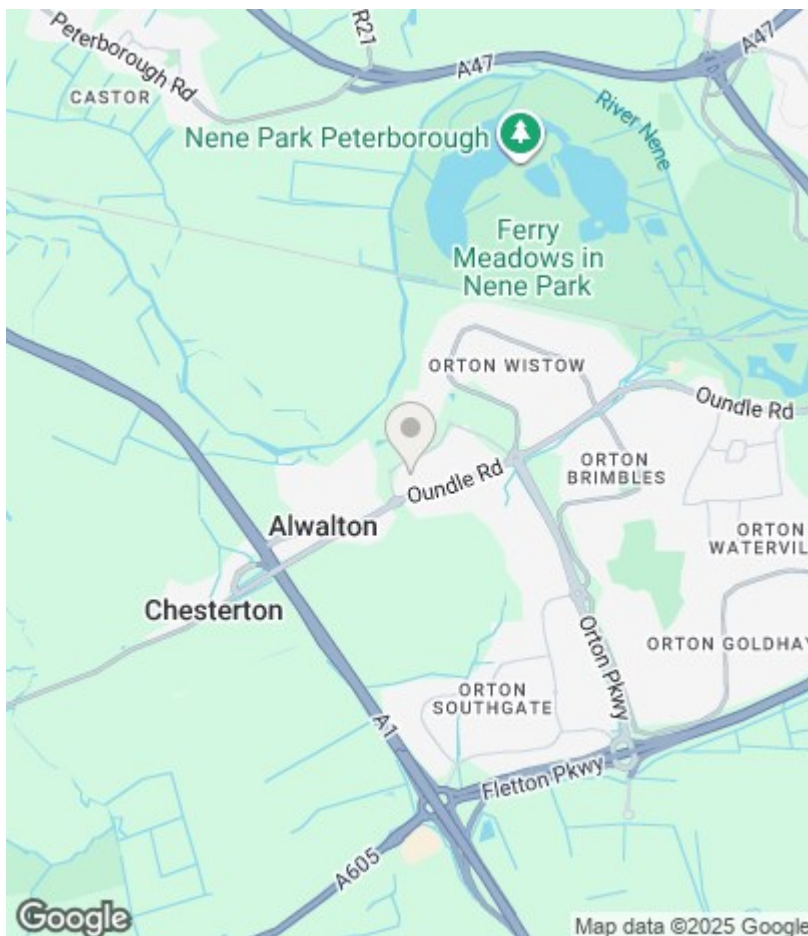
Viewing:

Strictly by appointment with the agents:

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