



6 The Forum

Minerva Business Park, Lynch Wood, Peterborough, PE2 6FT

Refurbished, triple-aspect office space located on the first floor, within the popular Minerva Business Park in Lynch Wood.

1,152 sq ft
(107.02 sq m)

- Popular office park location
- Fully refurbished
- Small business rates relief available
- Car parking spaces x 6
- Easy access to A1 & City Centre
- On-floor kitchenette

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Summary

Available Size	1,152 sq ft
Rent	£14,975 per annum £13 psf
Rates Payable	£5,894 per annum
Service Charge	£1,678 per annum
EPC Rating	Upon Enquiry

Description

The triple aspect office accommodation is located on the first floor of 6 The Forum. The office is refurbished, thus newly carpeted and benefits from suspended ceilings with inset lighting and full access raised floors. WCs can be found in the common areas and a kitchenette within the office suite. The accommodation comes with 6 car parking spaces immediately outside the property.

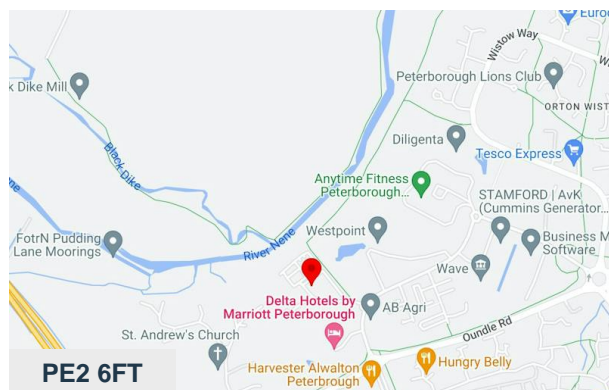
Location

Minerva Business Park is located within the premier out of town business park area, known as Lynch Wood, home to numerous corporate and private companies. Sitting 0.5 miles from the A1 provides convenient access to Peterborough's road networks. For occupiers, take work or take a break outside: Nene Park is on the doorstep with miles of cycle paths and walking routes to explore.

Accommodation

The accommodation comprises the following areas:

Name	sq ft
1st	1,152
Total	1,152



Viewing & Further Information



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