

TO LET £4,750 Plus VAT Per Annum

Suite B, 38 Thorpe Wood Business Park, Thorpe Wood,
Peterborough, PE3 6SR



- Office Suite
- High Specification
- Good Transport Links
- Eligible For Small Business Rates Relief
- First Floor
- One Parking Space
- Established Commercial Location
- Air Conditioning

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

Thorpe Wood Business Park is a modern business park located along Thorpe Wood on the west side of Peterborough. Thorpe Wood is a well established commercial area only 3 miles west of the city centre and benefits from good transport links with the A1, A47 and Nene Parkway close by. Peterborough is situated approximately 14 miles south east of Stamford, 24 miles east of Corby and 22 miles north of Huntingdon.

DESCRIPTION

This premises are a first floor office suite accessed via a shared ground floor lobby. The accommodation comprises of one large office with shared kitchenette and W.C. The suite is finished to a high specification and benefits from the following features;

- Air conditioning
- Carpeted floor
- suspended ceiling with recessed LED lighting
- Alarm system installed
- One parking space

ACCOMMODATION

We have been informed that the gross internal floor area is as followed;

Total GIA- 22.27 Sq m (240 Sq ft)

SERVICES

We understand that mains electric, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made though the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: tbc

This property is eligible for small business rates relief. However interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The unit is available TO LET on a new full repairing and insuring lease for a term to be negotiated at an asking rent of £4,750 plus VAT per annum. A service charge is payable on the estate, please contact the agent for more information.

EPC

Energy rating: B

VAT

We understand that VAT will be charged on the rent.

LEGAL COSTS

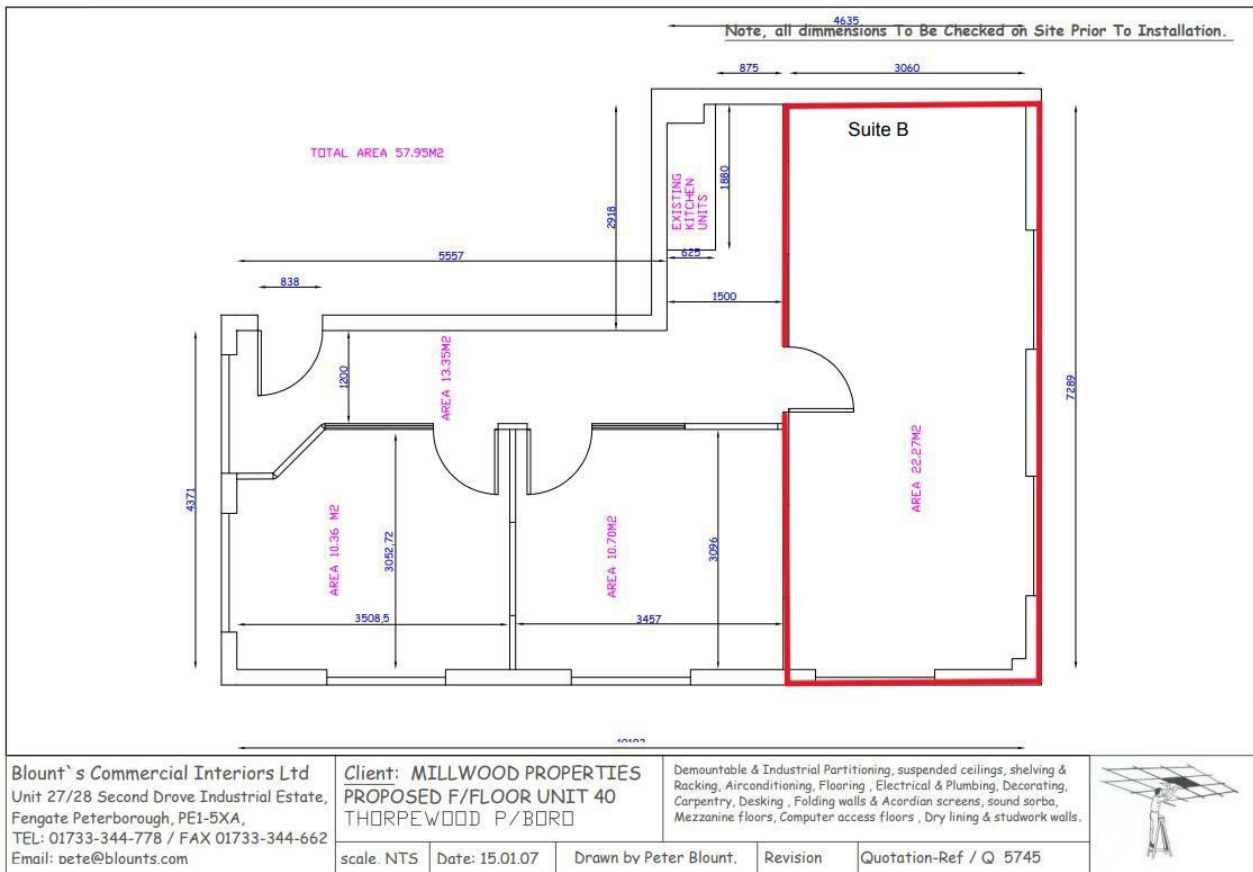
Each party to pay their own legal costs incurred.

VIEWING

For an appointment to view or further information please contact;

Charlie Burrows

e: charlieb@commercialist.co.uk t: 07923 448308



IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.