

Access House

First Floor
Cygnet Road
Hampton Hargate
Peterborough
PE7 8FJ

TO LET
1st Floor Offices



Summary

- Rent: £215,000 per annum
- 14,276 Sq Ft (1,326.24 Sq M)
- Superbly fitted
- Self-contained floor
- Former call centre
- Grade A office building
- Excellent car parking





Location

The building is situated 3 miles south of Peterborough on Cygnet Park which forms the commercial element of Hampton Hargate. The estate benefits from excellent commuter and public transport links being just 0.6 miles south of J3 A1139 (Fletton Parkway).

The estate is well serviced for amenities with nearby occupiers to include; Harvester, Bella Italia, Starbucks, IKEA, and the Serpentine Green Shopping Centre with over 30 high street retails. The site is adjacent to 300 acre Hampton Nature Reserve.

Description

Access House is a purpose built Grade A office building.

The available space is on the first floor accessed via a shared ground floor manned reception.

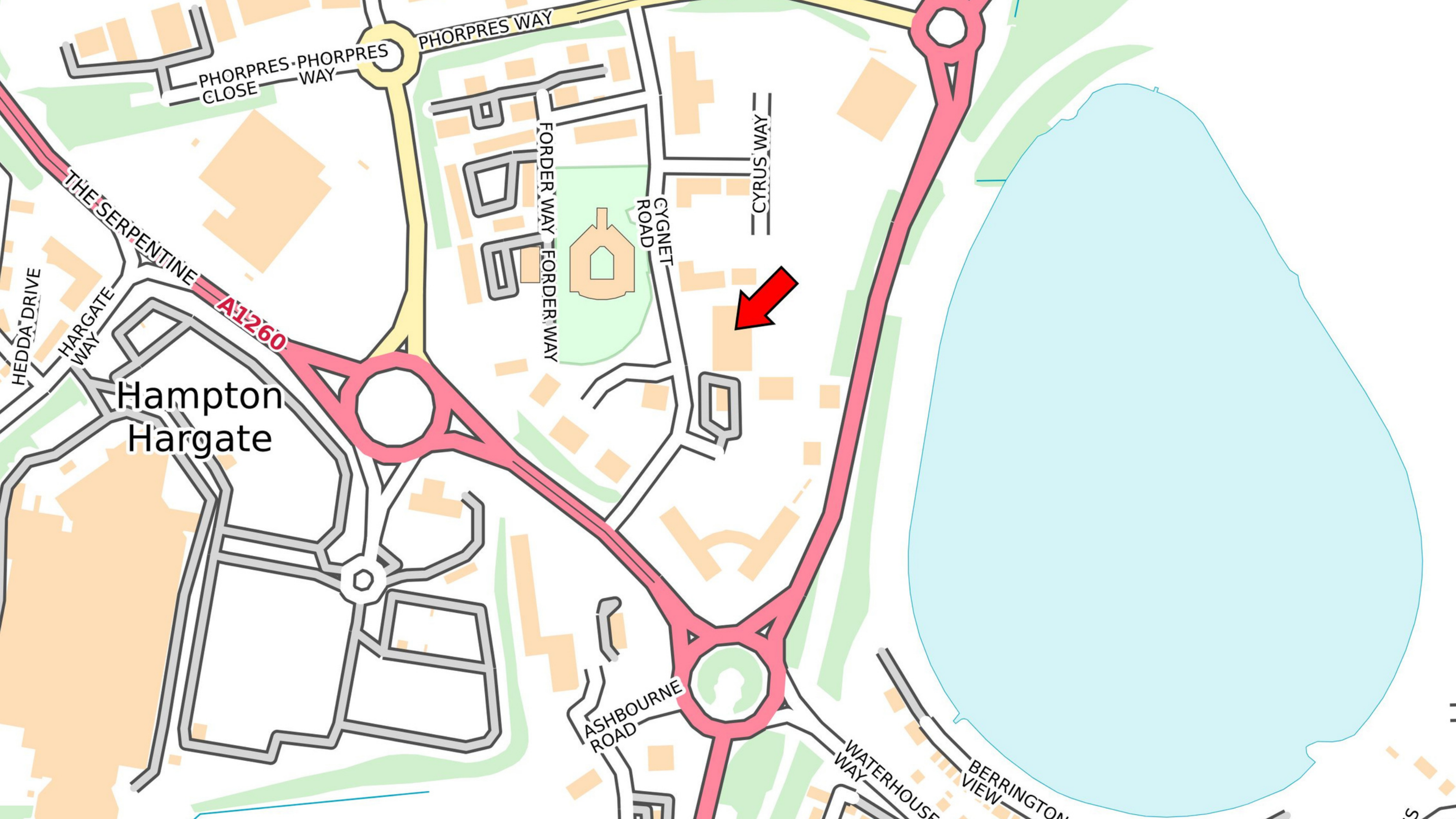
- c212 desks plus breakout
- Conference rooms & meeting rooms
- Raised flooring
- LED lighting
- Air conditioning
- Male, Female and Accessible WCs
- Shower facilities
- 67 designated spaces plus 16 shared visitor or accessible car parking spaces

Accommodation

Area	Sq M	Sq Ft
First Floor	1,326.24	14,276
Total	1,326.24	14,276

EPC

To be confirmed.



Hampton
Hargate

A1260

PHORPRES WAY

PHORPRES
CLOSE

FORDER WAY

CYRUS WAY

CYGNET
ROAD

ASHBOURNE
ROAD

WATERHOUSE
WAY

BERRINGTON
VIEW





Rent

£215,000 per annum exclusive.

Deposit

The in-going tenant may be required to pay a deposit prior to taking occupation of the premises.

Deposit amount subject to review of company accounts.

VAT

All figures are quoted exclusive of VAT. We are advised the property is registered for VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Further Information

VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT.
FOR FURTHER INFORMATION PLEASE CONTACT:



Sanderson
Weatherall

Sanderson Weatherall LLP

4th Floor, 87 Bartholomew Close,
London, EC1A 7EB

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