



**Southgate  
Park**

# **Southgate Hub**

Southgate Park, Bakewell Road, Orton Southgate, Peterborough PE2 6YS

**TO LET**



**Unique Detached Office Building**  
**1,250 sq ft 116 sq m**



Kitchen facilities  
on both floors



Telecoms / entry  
phone system



Fire alarm system



LED lighting



Part comfort cooled



5 car parking spaces



## Description

The Hub is a detached brick built office building in an octagonal configuration arranged over 2 storeys. The ground floor provides an entrance lobby area, partitioned offices, kitchen and toilets.

The first floor is largely open plan with kitchen and storage facilities. 5 dedicated car parking spaces are included.



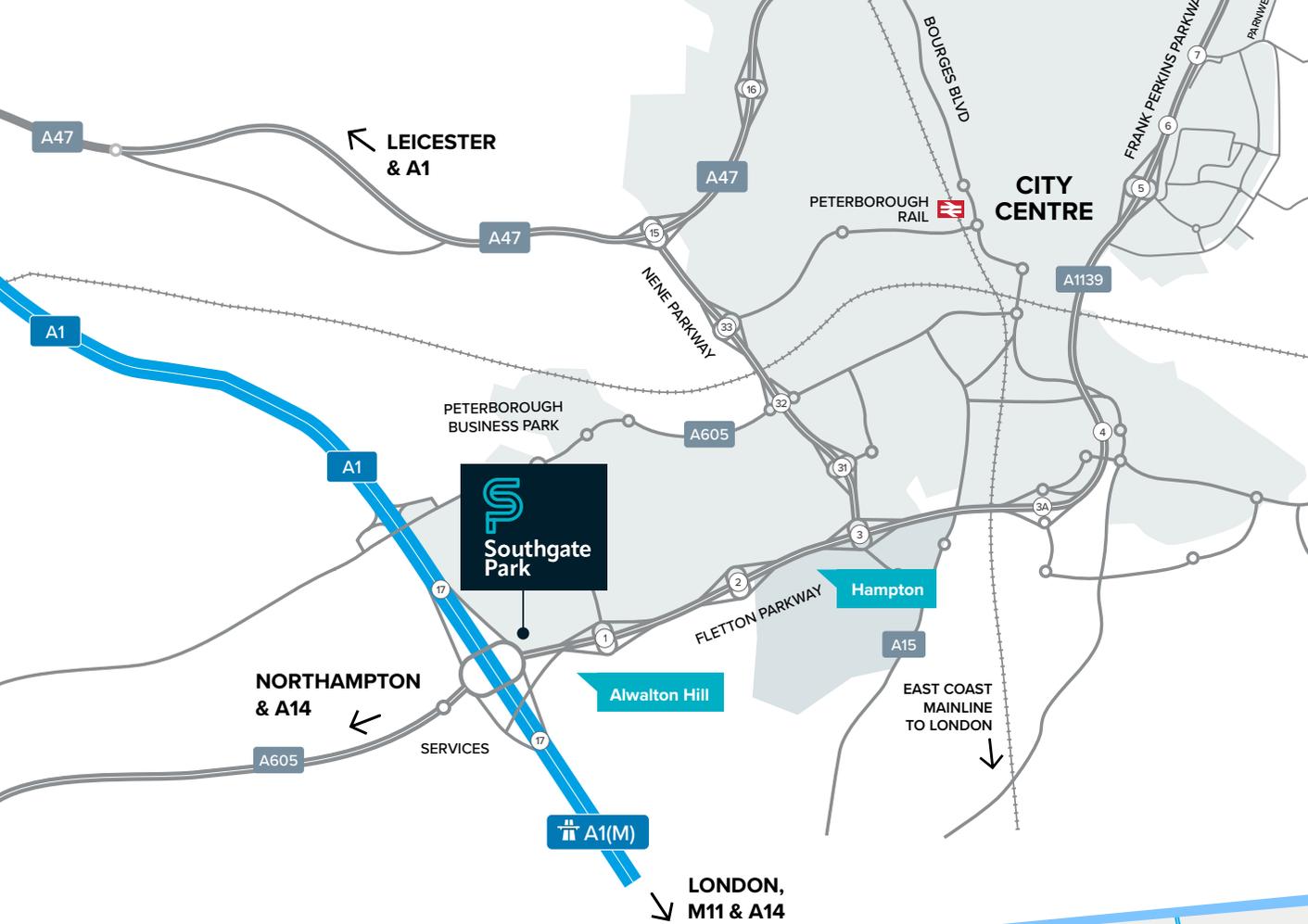


FRISTLE  
SOLUTIONS

Southgate  
Hub  
i-Board 500  
ESR

Alfound AVX Ltd

Southgate  
Hub  
Elmstead  
ESR



Southgate Park is situated adjoining junction 17 of the A1(M) motorway. Located 5.1 miles south west of the City Centre, Southgate Park is an established business park strategically located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Peterborough is one of the UK's fastest growing cities, benefitting from its location and high speed transport network. The city benefits from a 45 minute train service to Central London.

Postcode: PE2 6YS

What3Words: ///noon.skate.repaid



A43	17 miles	24 mins
A14 J13	23 miles	35 mins
A14 J21	23 miles	25 mins
Leicester	45 miles	1 hr 14 mins
Nottingham	61 miles	1 hr 26 mins





Opposite A1(M) junction 17

## Service Charge

A service charge will be payable in connection with the communal areas on the estate.

## Lease Terms

The property is available to rent on terms to be agreed. Guide rent: £22,000 per annum exclusive.

## Rateable Value

Rates payable: £6,362.25 per annum (based upon Rateable Value: £11,250).

## Energy Performance Certificate

EPC to be confirmed.



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