

TO LET

Office

City centre flexible office suites from 902 - 4,456 sq ft with parking

Rent

Rent on application



Summary



Option to split or combine space from 902 - 4,456 sq ft



Secure onsite parking with 5 spaces and further spaces may be available by separate negotiation



City centre location



Comfort Cooling throughout



Self contained kitchen & WCs



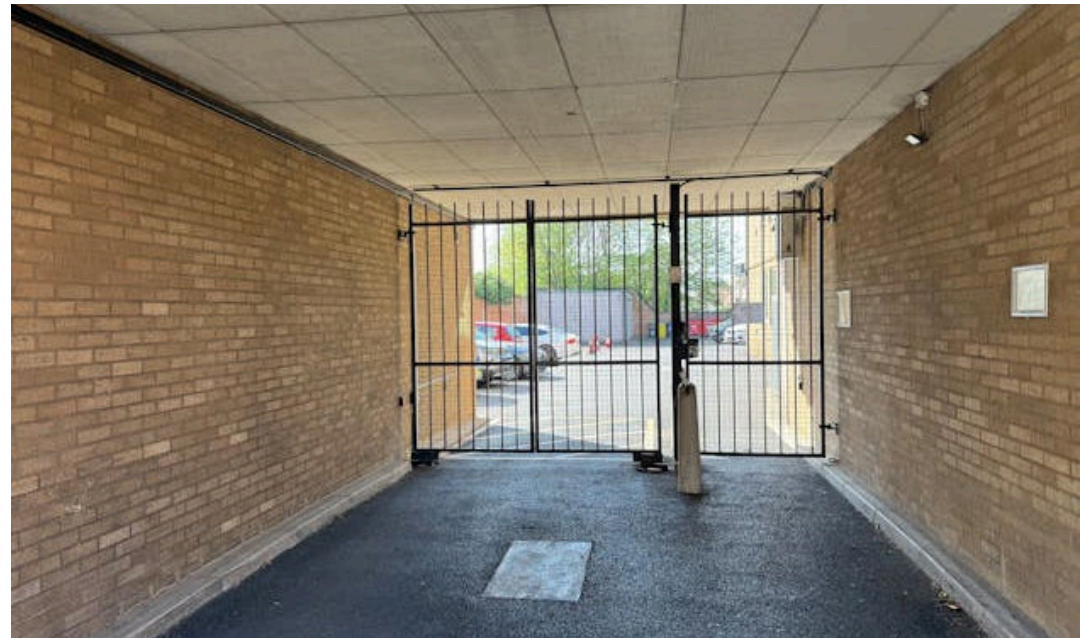


Peterborough

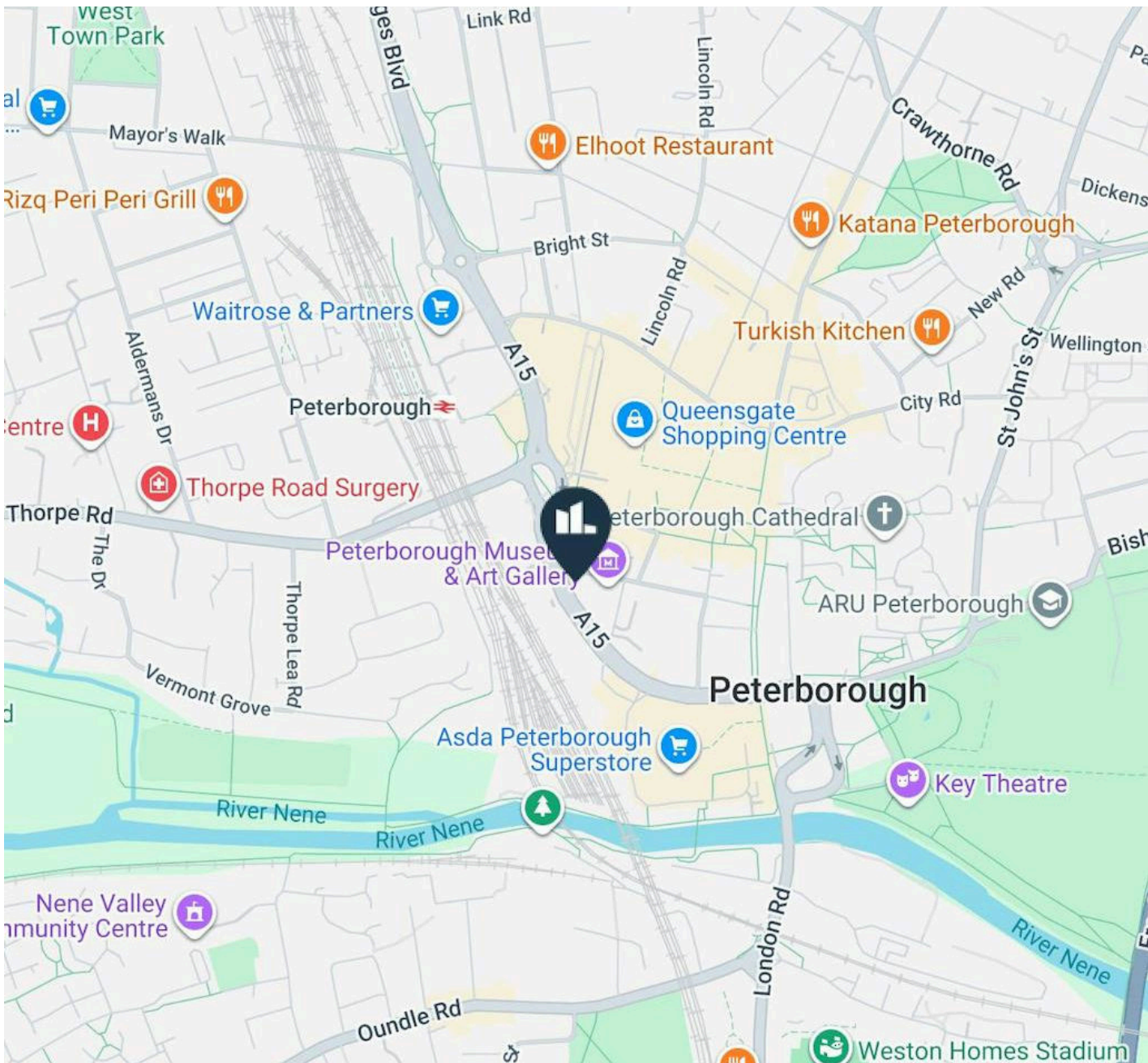
Peterborough has a variety of office spaces, ranging from large corporate buildings to smaller, more flexible workspaces. Demand for physical office is increasing as businesses adapt to hybrid working models but tenants are looking for the best quality office space with inspiring and collaborative workspace, as well as access to amenity. Peterborough's city centre and nearby business parks are prime locations for office spaces. The city has excellent rail links to London, making it an attractive base for businesses looking for proximity to the capital without the high costs associated with office space in London. Development and regeneration projects such as ARU Peterborough, the IEG Green Technology Centre, Cygnet Bridge and Peterborough Station Quarter station improvement works are all helping improve demand for the City Centre.











Location

The building is extremely well positioned overlooking Peterborough station car park, within the established and historic Priestgate business district. It will benefit from the development of the station quarter regeneration project that will significantly improve the profile and quality of the location. Already we have seen many new occupiers coming to this part of Peterborough, including the very exciting Old Station Quarter located opposite in Unex House - bringing together premium fitness, recovery, grooming, creativity and social spaces.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m
Suite - A	902	83.80
Suite - B	1,218	113.16
Suite - C	1,654	153.66
2nd - Whole Floor (inc. kitchen)	4,456	413.98

DESCRIPTION

The accommodation is situated on the second floor and comprises six rooms, a female WC, and a spacious kitchen/breakout area, with male WC facilities located within the main service core.

The suites benefit from radiator heating throughout, as well as ceiling-mounted heating and cooling and LED lighting set within a suspended ceiling. They have been fully redecorated and newly carpeted throughout.

Additional features include a secure buzzer entry system, lift access to all floors, and a secure car park to the rear of the building. The accommodation is available either on a suite-by-suite basis or as a whole floor.

EPC

E (118)

VAT

Applicable

RENT

Rent on application

BUSINESS RATES

Rates Payable: £6 per sq ft

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

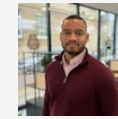
Further Information



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