



**Southgate  
Park**

# **Beechcroft & Broadoak**

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

**TO LET**



**Refurbished Grade A Office Building**  
**1,560 to 13,716 sq ft 145 – 1,274 sq m**



Suspended Ceilings



Full raised access flooring



Newly refurbished



LED lighting



New VRF air conditioning

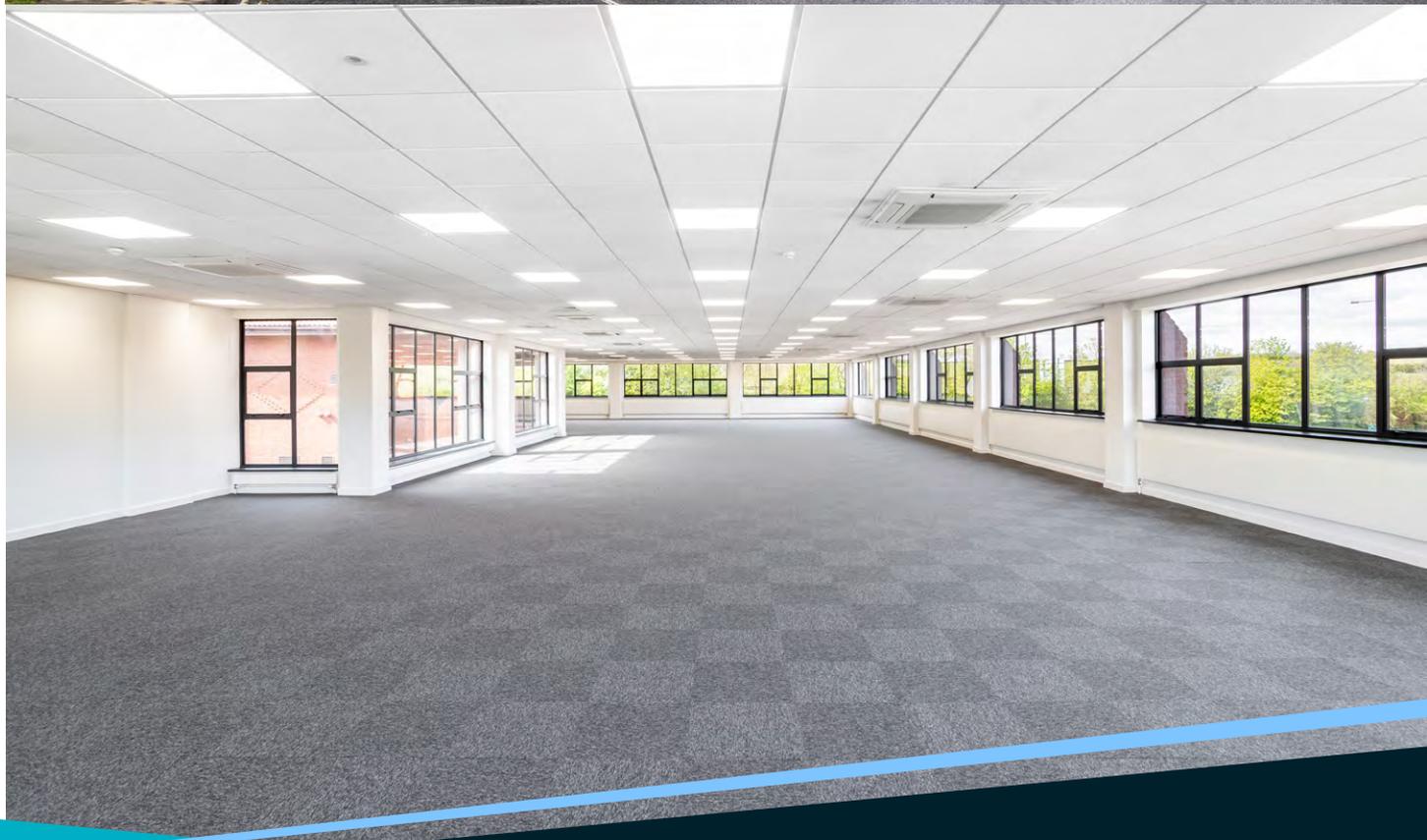


On-site car parking

# Description

The property comprises a prestigious Grade A office development with brick elevations over ground and first floors. The office accommodation has recently undergone refurbishment and benefits from comfort cooling, suspended ceilings with LED lighting, aluminium double-glazed windows and fully raised access floors.

The property benefits from an 8-person passenger lift and male, female and disabled W.C.'s. There are 38 parking spaces for Beechcroft and 20 spaces for Broadoak. The properties have an EPC rating of C.



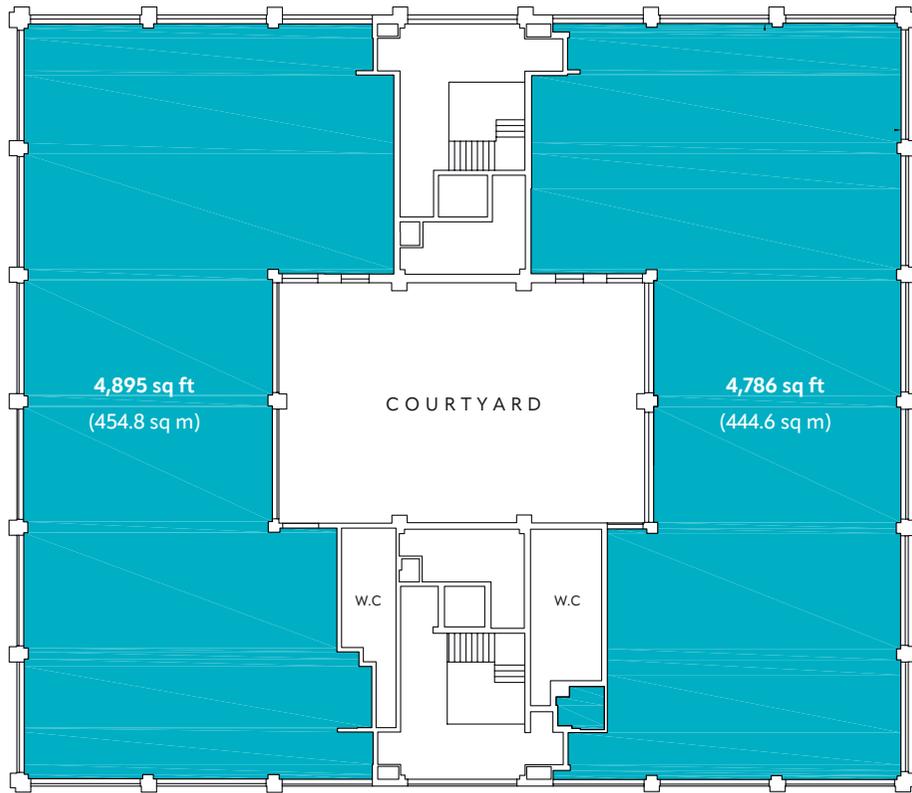
**Beechcroft**  Southgate Park

**1** To Let

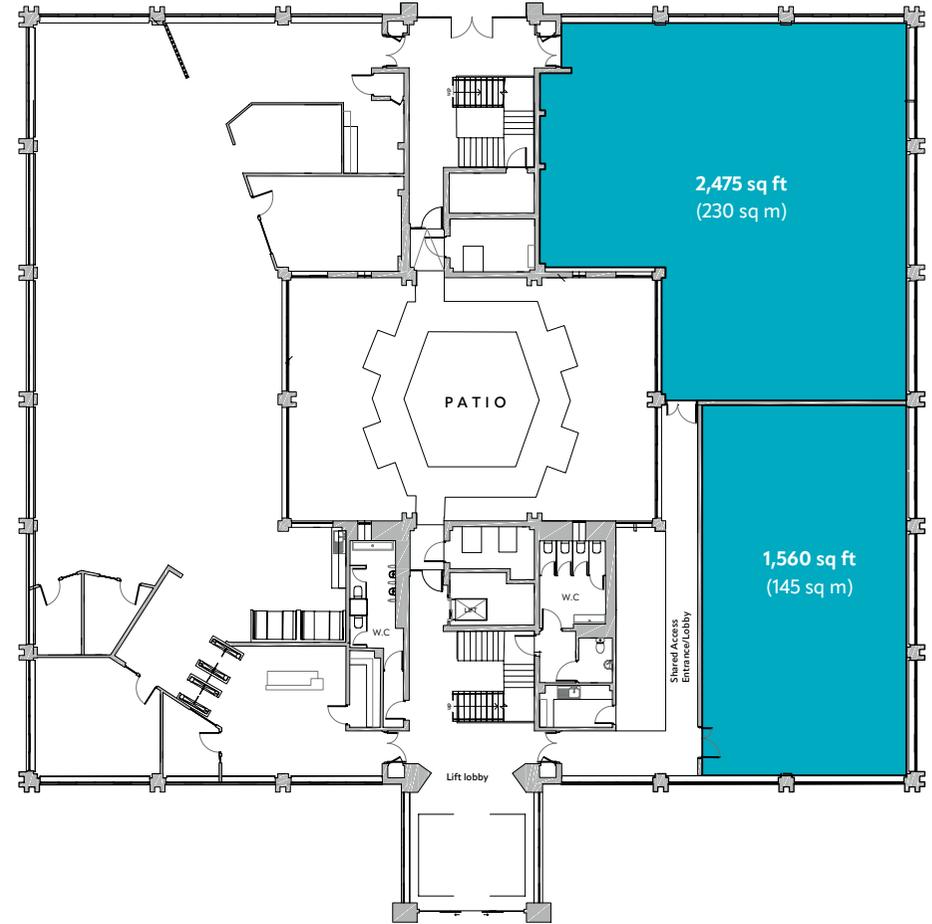
**G** Virgin Media

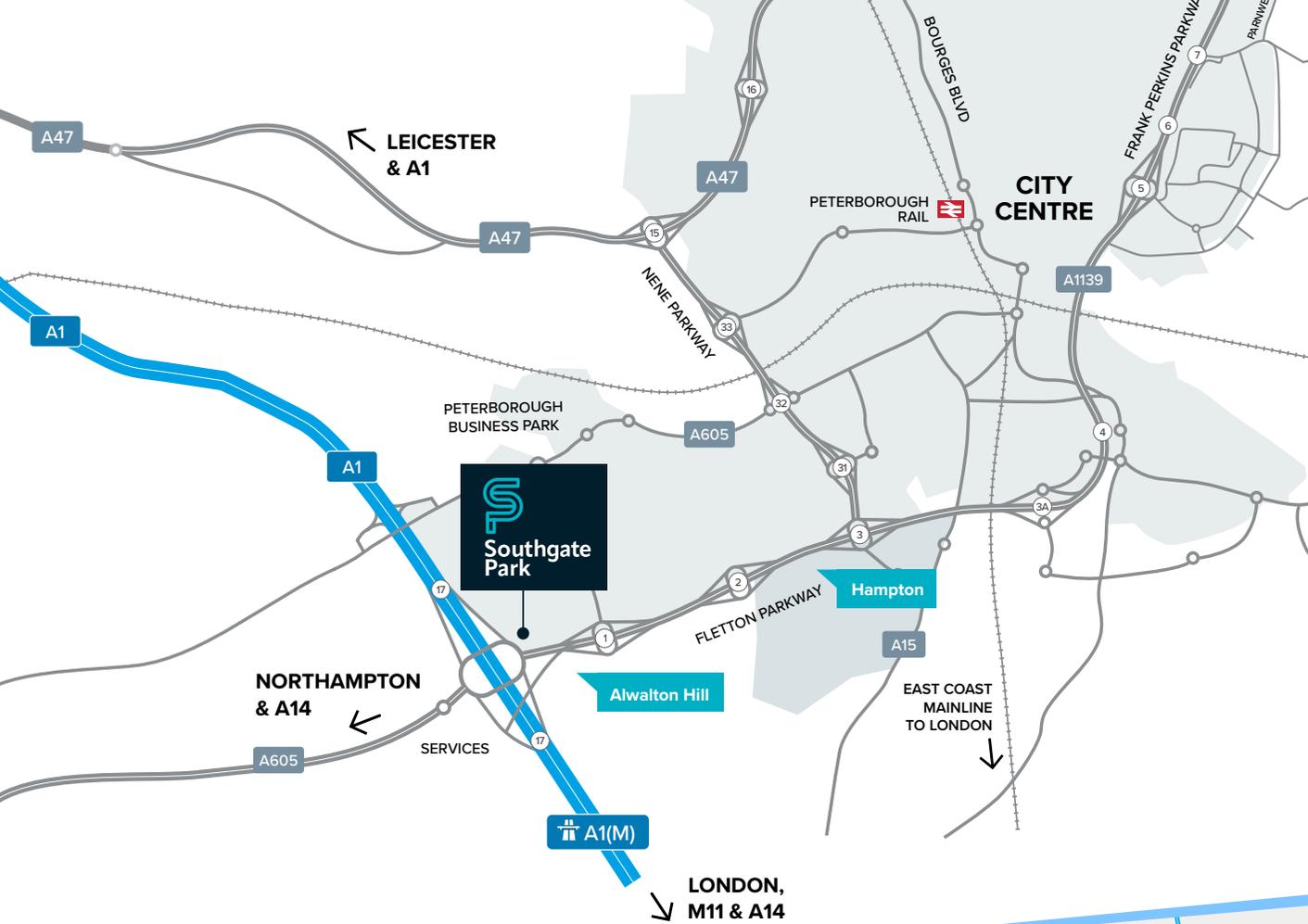
 Regional REIT |  LSPIM  
PROPERTY MANAGEMENT

## Beechcroft



## Broadoak





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: ///ruling.donor.steadier



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

## Lease Terms

The accommodation is available on a new effective FRI lease. Information regarding quoting rents is available from the joint letting agents.

## Rateable Value

Business rates will be levied on the demised areas and car parking spaces. Please speak to the local authority directly to confirm further details regarding the level of rates payable.

## Energy Performance Certificate

The properties benefit from an EPC rating of C.



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