



HIGH QUALITY OFFICES TO LET

Southgate Park, Peterborough, PE2 6YS

Suites from 1,250 – 9,754 sq ft (116.12 – 906.19 sq m)





Location

Southgate Park is strategically situated at Junction 17 of the A1(M) motorway. Located 5.1 miles south west of the City Centre, Southgate Park is an established business park 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 central location and high speed transport network with trains to London in approximately 45 minutes. As a result, many national and global corporate occupiers have been attracted to Peterborough.

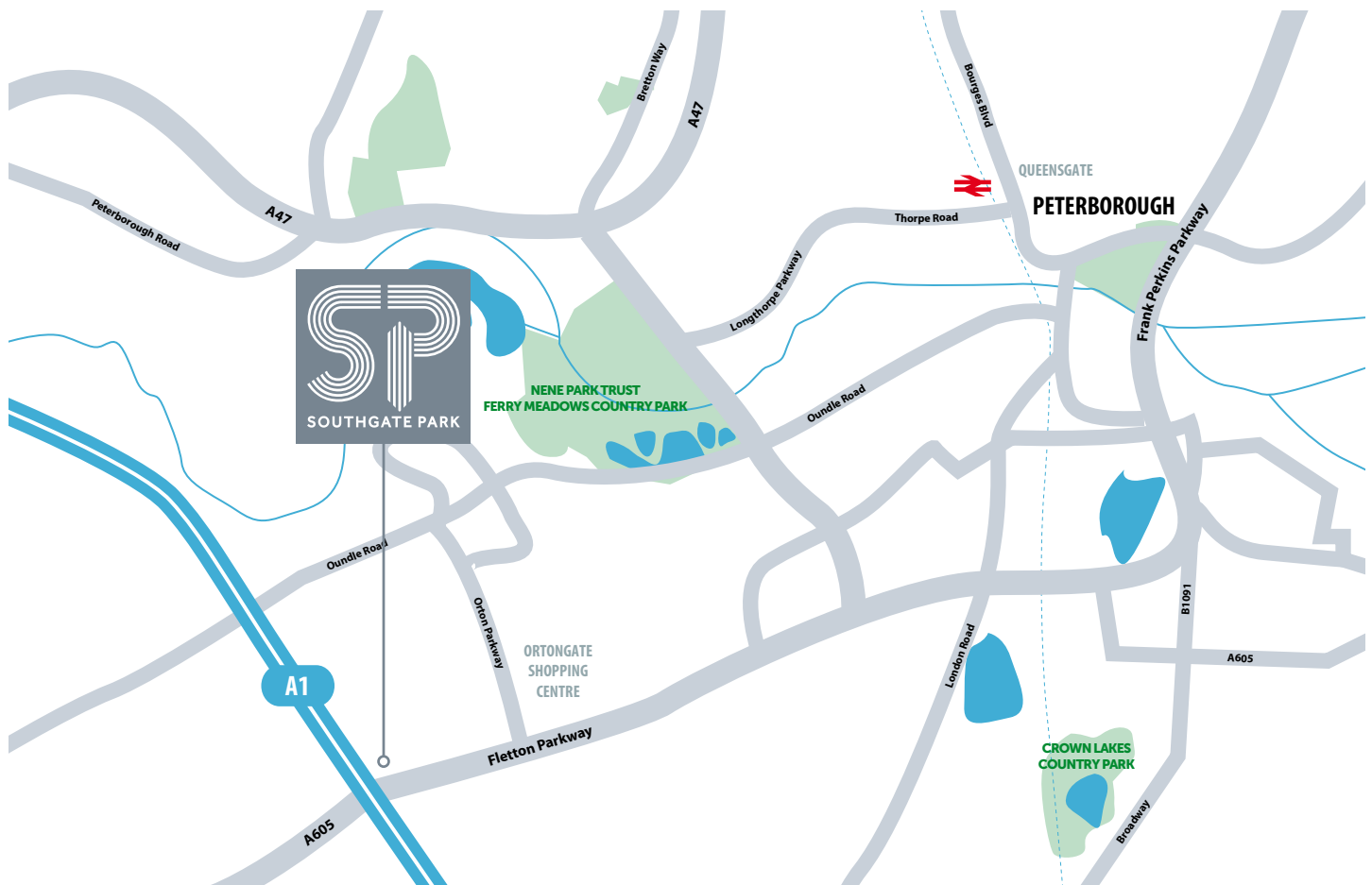
Description

Southgate Park was developed in 1990 and comprises four detached office buildings each arranged around a central courtyard with excellent on-site car parking.

The available accommodation has been recently refurbished to a high standard and benefits from suspended ceilings with LED lighting, raised access floors, air conditioning, new WCs and double glazing.







Lease Terms

The accommodation is available on flexible lease terms. 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.

Car Parking

Southgate Park benefits from an excellent car parking ratio of 1:195 sq ft.

Viewing and Further Information

For further information or to arrange a viewing, please contact the joint letting agents:

Julian Welch

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T 01733 556496

William Rose

E wrose@savills.com

T 01733 201 391

Nick O'Leary

E noleary@lsh.co.uk

T 01223 814 256

Service Charge

A service charge is payable to recover costs in relation to maintaining the wider estate.

Energy Performance Certificate

EPCs are available upon request.

VAT

All terms are quoted exclusive of VAT.

DISCLAIMER:

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property. Date of publication: October 2018.



REFURBISHED OPEN PLAN OFFICE ACCOMMODATION

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

4,871 - 9,759 sq ft



EXAMPLE OF REFURBISHED INTERIOR

Specification

The First Floor of Ashurst has been recently refurbished to provide the following specification:

Self-contained entrance

Suspended ceilings

New LED lighting

New air conditioning

Full raised access flooring

New carpeting

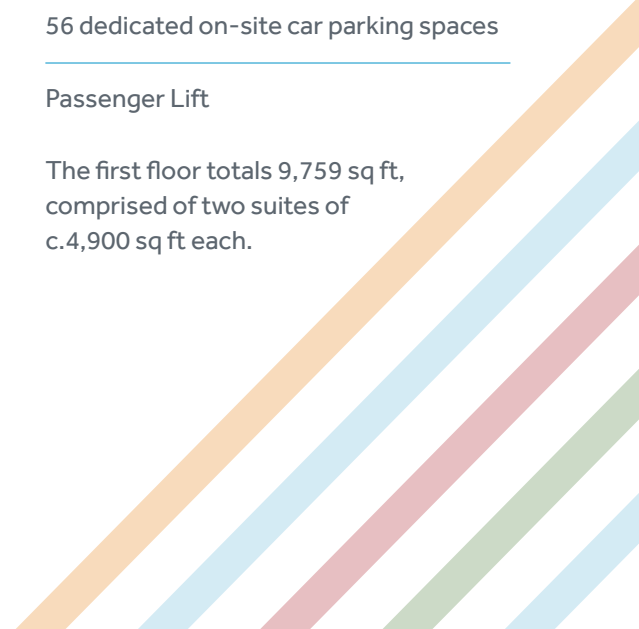
New WCs

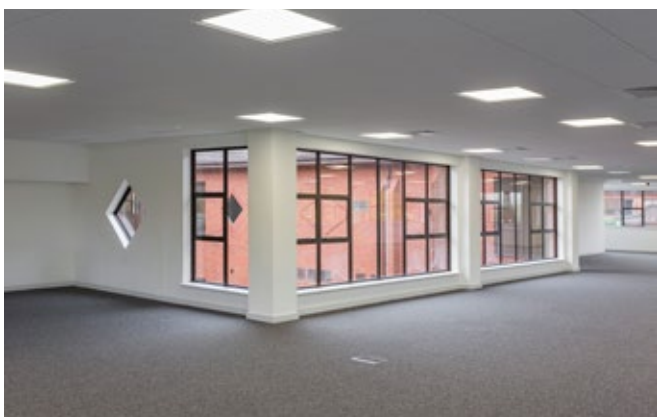
New tea prep

56 dedicated on-site car parking spaces

Passenger Lift

The first floor totals 9,759 sq ft, comprised of two suites of c.4,900 sq ft each.





Lease Terms

The accommodation is available on flexible lease terms. Information regarding quoting rents is available from the joint letting agents.

Rateable Value

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Service Charge

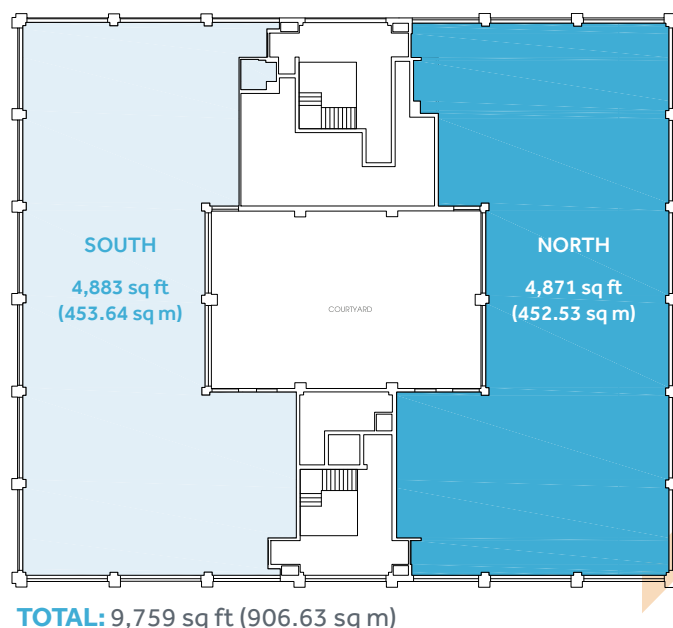
A service charge is payable to recover costs in relation to maintaining the wider estate.

Energy Performance Certificate

The property benefits from an EPC rating of C75.

VAT

All terms are quoted exclusive of VAT.



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