

## TO LET

### Office

Refurbished grade A office building with space from 1,560 to 13,716 sq ft just off the A1 at Junction 17 by Peterborough Services

### Rent

£15 per sq ft



## Summary



Secure business park with gated access



Fully refurbished offices with windows on all sides of the office space



Raised floor and suspended ceilings with LED inset lighting



Aluminium glazing



Male & female WC's in common parts



Large central atrium with communal access for use of the paved garden



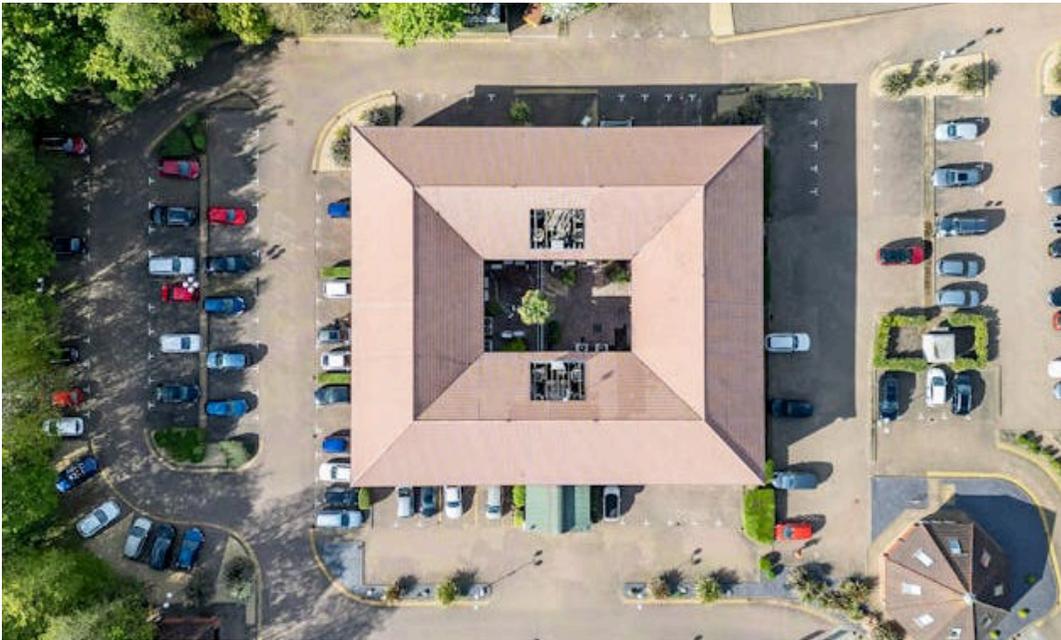
VRF air conditioning





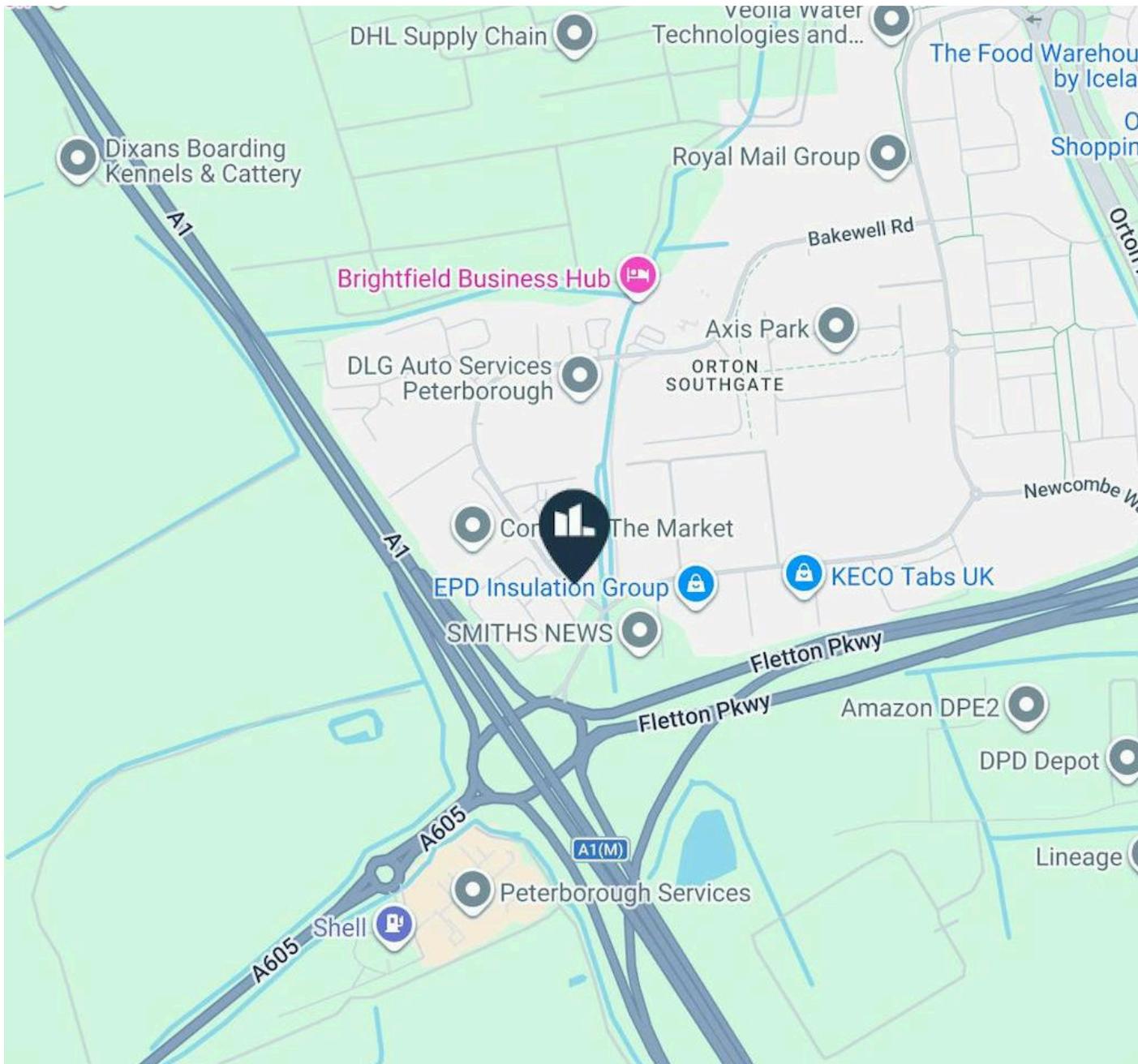
## Peterborough

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

Orton Southgate is a fantastic and accessible commercial location with great access to the A1(M) from Junction 17, making it a very good location for businesses who are seeking regional or national connectivity. It is well known as an established industrial location with a mix of a number of industrial and warehouses and there are some major occupiers in the logistics and manufacturing sector based there – such as Yours Clothing, EDP Insulation, Life Health Foods and Dragonheart Homes. This is in addition to Lidl, Amazon and McCormick based over the Parkway at Peterborough Gateway.

It is recognised as a significant employment zone and business park area, with established office occupiers based there, including: Virgin Media on the ground floor, Vistry, Health Spaces, Yorkshire Building Society, BGL in Pegasus House next door and Alan Boswell Insurance. The area's strength lies in its good road links and suitability for logistics, light industrial, and business operations that also require administrative or office facilities.

## Accommodation

The available accommodation includes:

Name	Sq ft	Sq m	Availability
1st - Beechcroft (north)	4,786	444.63	Available
1st - Beechcroft (south)	4,895	454.76	Available
Ground - Part (north front)	1,560	144.93	Available
Ground - Part (north rear)	2,475	229.94	Available
<b>Total</b>	<b>13,716</b>	<b>1,274.26</b>	

## DESCRIPTION

The offices are set over over ground and first floors with a central atrium. Being a self contained office building there is light on all sides of the building as well as from the central atrium. The offices have been fully refurbished ready for occupation.

There is a variety of staff amenity in the area.

Peterborough Services is a couple of minutes drive away with access to M & S and a cross section of hot take away food. Alternatively, there is a great café open to the public at the Brightfield Business Hub or Orton Shopping Centre is close by. There are also two gyms in Culley Court, a short walk away, that an occupier could use.

## EPC

C

## VAT

Applicable

## SERVICE CHARGE

£6.50 per sq ft

## RENT

£15 per sq ft

## BUSINESS RATES

Rates Payable: £6.11 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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