TO LET

Office

Self contained HQ office opportunity with good parking

Rent

£12 per sq ft



Tydus

Sundance House, Staniland Way, PE4 6JT

20,194 sq ft (1,876.08 sq m)

Summary

- c.60 parking spaces
- Open plan well configured floor plates
- 2.6m celing height
- Excellent natural light from all four sides of office
- Accessible location to north of Peterborough centre as well as Market Deeping, Glinton and Newborough



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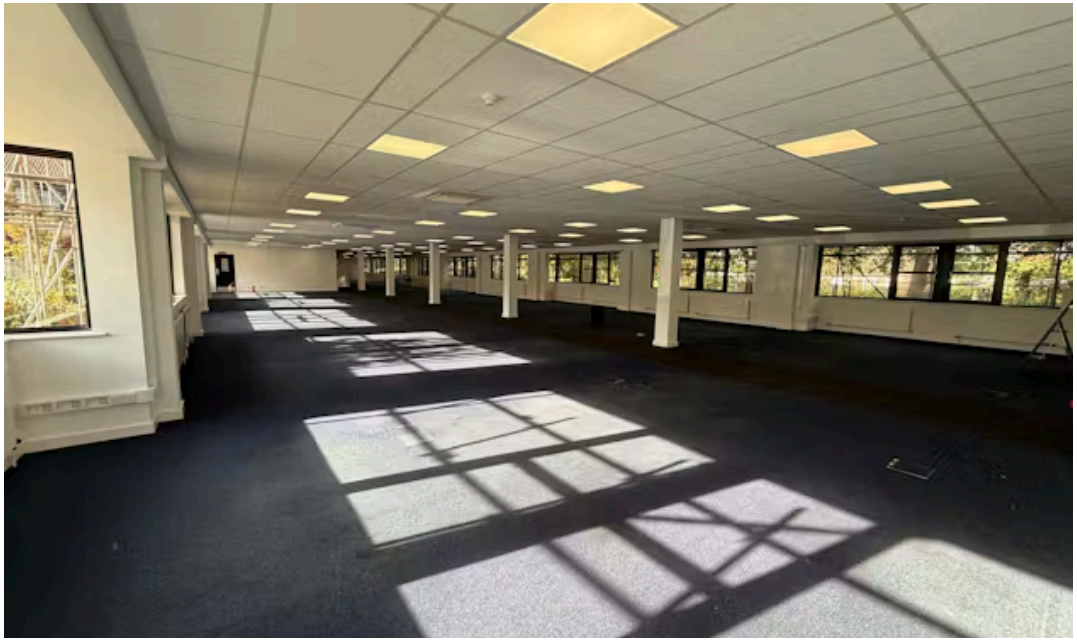
Peterborough

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.







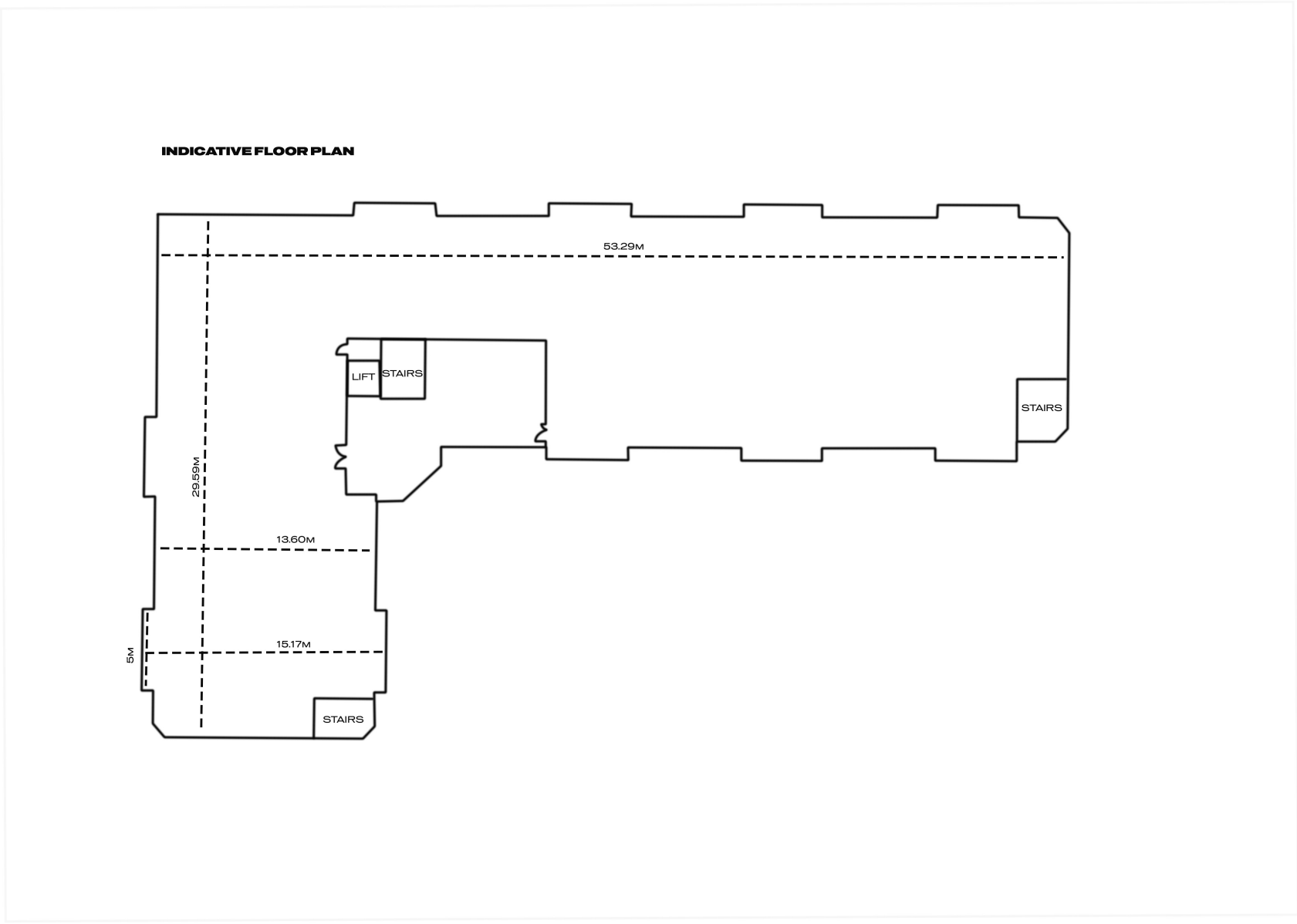


Tydus

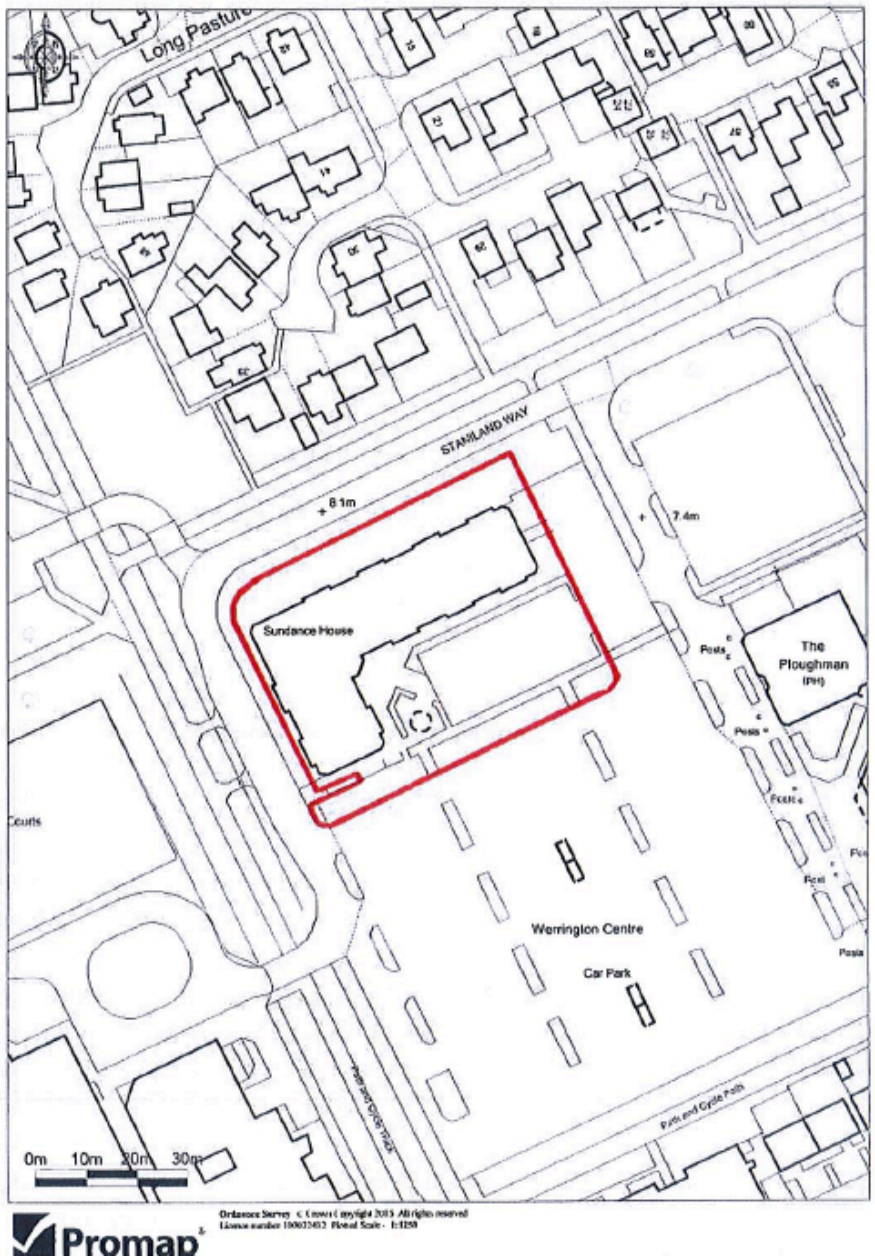
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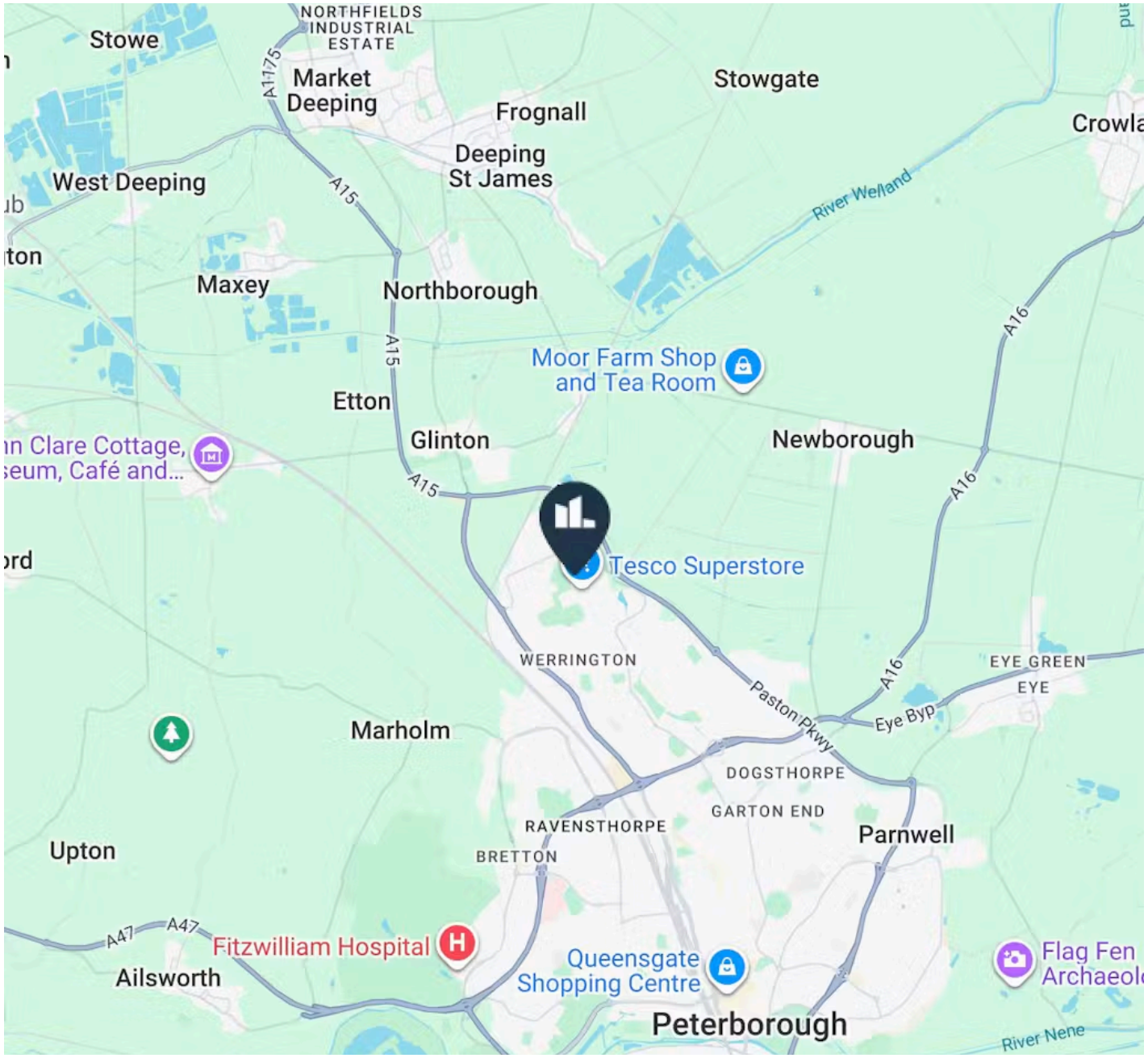
20,194 sq ft (1,876.08 sq m)

Indicative Floorplan



Pro map red line boundary





Location

The building is well located in the north of Werrington with easy access to the A15 and A47 which combines a well-established business area with good access to the city, regional road networks and a local workforce. It is positioned opposite a wider retail park, with Tesco superstore, an independent pizza shop, card shop and Greggs as well as Werrington Leisure Centre very close by. Other local leisure facilities include the recreation ground, Coverdale walking trail and the skate park. Access to the city center is approximately a 10 minute drive with 4 different bus routes to the center.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	10,260	953.19	Coming Soon
1st	9,934	922.90	Coming Soon
Total	**20,194**	**1,876.09**	

DESCRIPTION

Sundance House is a two story self contained building on a 0.75 acre plot. The L-shaped building benefits from excellent natural light with windows on all sides of the building. There is a double height entrance lobby with lift and staircase up to the 1st floor. There are WC's on both ground and first floors. Refurbishment works have been completed to offer open plan floors with LG7 lighting. There are a number of existing floor boxes on each floor.

SERVICE CHARGE

n/a

RENT

£12 per sq ft

BUSINESS RATES

Rateable Value: £201,000
Rates Payable: £4.77 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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