

Office Suite TO LET

**BARKER STOREY
MATTHEWS**

bsm.uk.com

01733 897722



**Suite 17, Cross Street Court
Peterborough PE1 1UF**

£7,750 pa

705 sq ft (65.49 sq m)

'Voted by the Estates Gazette Most active agent in the East of England 2013 - 2017'



Bury St Edmunds



Cambridge



Huntingdon



Peterborough

LOCATION

Cross Street Court is located on Cross Street, which links Priestgate with Church Street and Cowgate. The offices are within very close walking distance of all City Centre amenities, central shopping area, railway and bus stations.

DESCRIPTION

The property comprises a self contained office suite located on the second floor of the building. In very good condition, the suite benefits from full carpeting throughout, suspended ceiling with LED lighting, perimeter trunking, and central heating. The suite is mainly open plan, with one partitioned meeting room / private office.

There are communal WC and kitchen facilities.

The property has a lift serving all floors, and buzzer entry system.

FLOOR AREAS

Total Net Internal Area : 65.49 sq m (705 sq ft)
All measurements are approximate.

SERVICES

Mains electricity, water and drainage are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

TERMS

The property is available to let on a new lease for a term to be agreed

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

This property has an EPC of E (109). A copy of the EPC is available on our website.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of £6,600. This means that the property qualifies for small business rates relief and therefore for the year commencing 1 April 2019, **there will be zero rates payable** for qualifying occupiers (being an occupier for which this is its only commercial premises). For non qualifying occupiers rates will normally be charged at 49.1p in the pound. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with Peterborough City Council.

RENT

The property is available to let at a rent of £7,750 per annum exclusive.

SERVICE CHARGE

The occupier is to pay the service charge for the building - details upon request.

VAT

We understand that VAT will be charged on the rent.

VIEWING

Strictly by appointment with the sole agents:-

Barker Storey Matthews
The Lawns, 33 Thorpe Road,
Peterborough PE3 6AB
Contact: **Julian Welch**
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Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office



125 metres

Experian Goad Plan Created: 01/04/2019
Created By: Barker Storey Matthews

