

OFFICES TO LET

**BARKER STOREY
MATTHEWS**

bsm.uk.com

01733 897722



**First Floor, 29 Metro Centre, Woodston
Peterborough, PE2 7UH**

Rent: From £241pcm

Size: From 181sqft to 1,542sqft

- Modern first floor offices
- Flexible easy in/out terms
- On site parking
- Available to let as individual suites
- Air conditioning

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



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LOCATION

The Metro Centre is an established business unit development comprising 31 units. The development is situated on Welbeck Way, off Shrewsbury Avenue, Woodston, which is approximately 2.5 miles to the south west of Peterborough City Centre as identified on the attached street plan extract.

DESCRIPTION

The premises comprise an end terrace unit of steel portal frame construction with elevations of brick and profile metal cladding. The available accommodation is arranged over the first floor only, and has been fitted out to provide individual office suites benefitting from suspended ceilings with inset fluorescent lighting, air conditioning (to most suites), perimeter trunking, communal kitchen, male and female WC's, an intruder alarm and buzzer entry system. There is parking available on site and will be allocated at the landlords discretion. The landlord may also consider a letting of the first floor as a whole.

FLOOR AREAS

Please see attached availability schedule.

SERVICES

Mains electricity / water / gas / 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.

BUSINESS RATES

The Rateable Value of the property is to be re-assessed, but individual suites are likely to fall below £12,000 per unit. Where the RV falls below £12,000, we can confirm that there will be no rates payable during 2018/19 for a UK registered business for which this will be its only occupied commercial premises. For non-qualifying businesses rates will normally be charged at 48p in the pound. Interested parties

are advised to make their own enquiries directly with the local council.

LEASE

The property is available to let on a room by room basis on short term lease or license arrangements on terms by negotiation.

LEGAL COSTS

Each party is responsible for their own legal costs.

EPC

This property has an EPC of A copy of the EPC is available on our website.

RENT

Please refer to the attached availability schedule for details of rents for specific units. Rent will be charged inclusive of estate service charge, cleaning of common areas, repairs and maintenance, buildings insurance and utilities but exclusive of business rates, IT/Telecoms, contents insurance and VAT.

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: **Simon Burton / Freddie Dade**
sb@bsm.uk.com / fjd@bsm.uk.com
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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

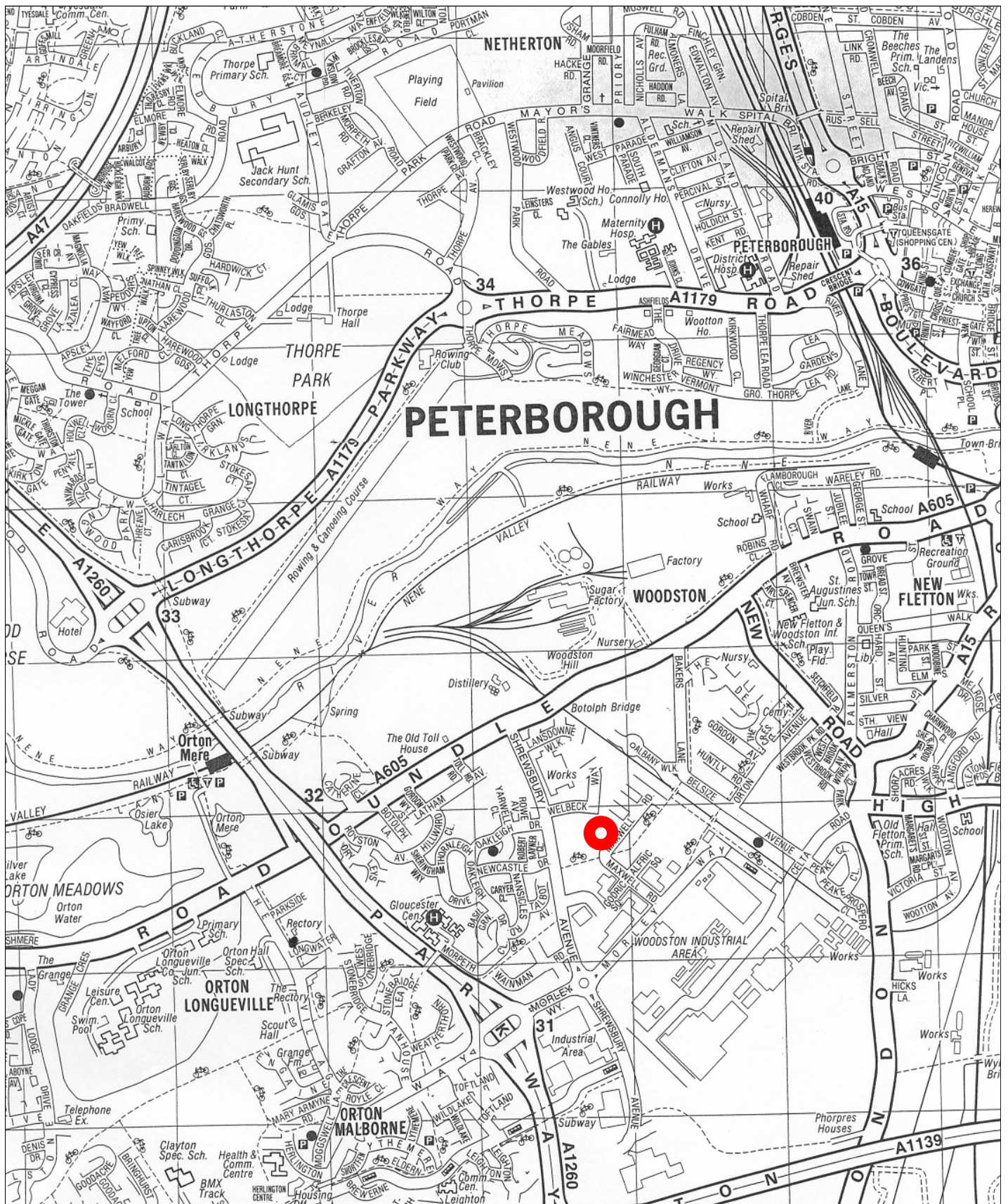
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Availability Schedule

Suite	Size (sqft)	Inclusive Rent p.a	Inclusive Rent PCM
1	268	£4,288	£377
2	-	-	-
3	181	£2,896	£241
4	328	£5,248	£437
5	223	£3,568	£297
6,7 & 8	542	£8,672	£723
Total	1542	£24,672	£2,075



Desks and office furniture may be available if required. IT/Broadband and telecoms connections can also be arranged with the landlord subject to additional connection fee and monthly charge. Further details available on request.



ORDNANCE SURVEY PLAN

THIS PLAN IS REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, © CROWN COPYRIGHT RESERVED.

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