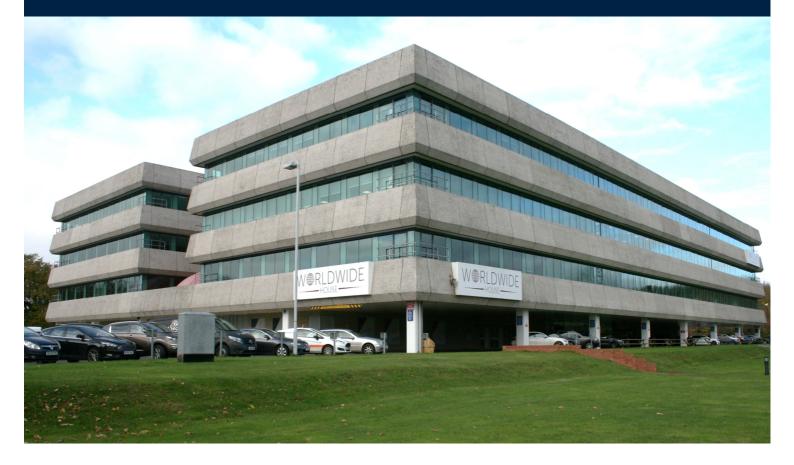
## Offices



# TO LET

Worldwide House, Thorpe Wood, Peterborough, PE3 6SB

950 - 6,398 Sq M (10,225 - 68,870 Sq Ft)

- Grade A office accommodation
- On site car parking at a ratio of 1:213 sq ft and the ability to create more if required
- Recently refurbished reception and café areas
- Located next to a David Lloyd Heath/Leisure Centre





## Worldwide House, Thorpe Wood, Peterborough, PE3 6SB

#### **PETERBOROUGH**

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.

#### **LOCATION**

Worldwide House is located in Thorpe Wood close to the A47 Soke Parkway, in turn giving easy access to the A1(M) approximately 1 mile to the west.

The city centre and railway station is approximately 2 miles to the east where direct trains can reach London in approximately 44 minutes.

Amenities in the area include Kids Unlimited Day Nursery and David Lloyd Health Club/Leisure Centre, Holiday Inn and Thorpe Wood Golf Course.

## **DESCRIPTION**

The property comprises a purpose built high specification concrete framed office building arranged over ground and three upper floors, with a total floor area of 163,435 sq ft (15,200 sq m) on a site of 14.55 acres (5.89 hectares). All levels provide flexible office space around a central core with escalator access.

The property has the following specification:

- 4 pipe fan coil air conditioning
- Suspended ceilings with integrated lighting
- Full access raised floors
- Full height glazed atrium with refurbished reception
- Parking ratio of 1 space per 213 sq ft with the ability to create more if required
- Communal café

Tenants within the building include Travelex, Bennetts Motorbike Insurance, Western Union, United Learning and JBA Consulting.

## **ACCOMMODATION**

The following suites are available:

Description	Sq M	Sq Ft
Ground floor (south)	950	10,225
Ground floor (north)	1,600	17,225
3 <sup>rd</sup> floor *	3,848	41,420
Total	6,398	68,870

<sup>\*</sup> Note that the 3<sup>rd</sup> floor is currently divided into 4 suites of circa 10,400 sq ft (966 sq m) each and are available individually or combined.

#### **BUSINESS RATES**

The property has several rateable values but will need to be reassessed in due course dependant upon the size of suite taken.

For more information please visit <a href="www.gov.uk/correct-vour-business-rates">www.gov.uk/correct-vour-business-rates</a>.

## **EPC**

The property has an Energy Performance Certificate category of E.

#### **TERMS**

The suites are available to let on new leases on terms to be agreed.

Guide rent upon application.

## **LEGAL COSTS**

Each party to bear their own legal costs in respect of the transaction.

#### **VIEWING**

Strictly by appointment with the sole agents.

Edward Gee - egee@savills.com - 01733 209906

William Rose - wrose@savills.com - 01733 201391

#### IMPORTANT NOTICE

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<sup>1.</sup> They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own, behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

<sup>2.</sup> Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition.







