

SERVICED OFFICES TO LET

**BARKER STOREY
MATTHEWS**

01733 897722

37 Priestgate, Peterborough PE1 1JL
bsm.uk.com



Flag Business Centre, Flag Business Exchange. Vicarage Farm Road, Peterborough PE1 5TX

- ♦ Modern office suites
- ♦ Recently refurbished
- ♦ 10.7 - 112 sq m (115 - 993 sq ft)
- ♦ On site car parking
- ♦ No business rates until 1st April 2014*
- ♦ Lift access
- ♦ Entry phone system



Voted by Estates Gazette 'Most Active Regional Agent Norfolk, Suffolk & Cambridgeshire'



RICS



BURY ST EDMUNDS · CAMBRIDGE · HUNTINGDON · PETERBOROUGH

LOCATION

The premises are situated on Vicarage Farm Road in the Eastern Industrial area which is one of the main commercial areas of Peterborough.

The main access route to the Eastern Industrial area is via the A1139 Perkins Parkway which provides easy access to the Peterborough Parkway ring road system and main trunk roads A47, A15 and A1(M).

DESCRIPTION

- ◆ Lift access
- ◆ Full gas fired radiator central heating.
- ◆ Double-glazing.
- ◆ Category 2 lighting and suspended ceilings.
- ◆ Perimeter trunking
- ◆ Blinds to windows.
- ◆ Ample on-site car parking.
- ◆ Entryphone system
- ◆ Alarmed
- ◆ Shower facility

ACCOMMODATION

As per the attached Availability Schedule.

TERMS

The inclusive rents quoted for all suites include service charges (see below) and the use of all communal facilities i.e. kitchen equipped with refrigerator, etc. car parking is also included.

The availability and rents are as per the attached availability schedule.

Rents payable monthly in advance by standing order. All rents quoted are exclusive of VAT. VAT will be charged.

SERVICE CHARGE

Service charges include water rates, electricity, heating, building insurance, general maintenance, office waste disposal, cleaning of all communal area, alarms/security and administration & management costs.

Costs excluded include telephones, cleaning of own office and business rates.

BUSINESS RATES

*Tenants should note that if this is their only business premises and the rateable value of the suite is less than £6,000 then by applying for small business rates relief to the council, no business rates will be payable until 1st April 2014.

DEPOSIT

A security deposit equal to two month's inclusive rent is payable upon reservation on all lettings and refundable on vacation. A key deposit it also required of £15 to cover any replacement keys provided. If no keys are replaced this deposit will be refunded upon vacation together with the security deposit.

VIEWING

All viewings strictly via the sole agents:

Barker Storey Matthews
Telephone: (01733) 897722
Fax: (01733) 896979

Contact:

Richard Jones: raj@bsm.uk.com

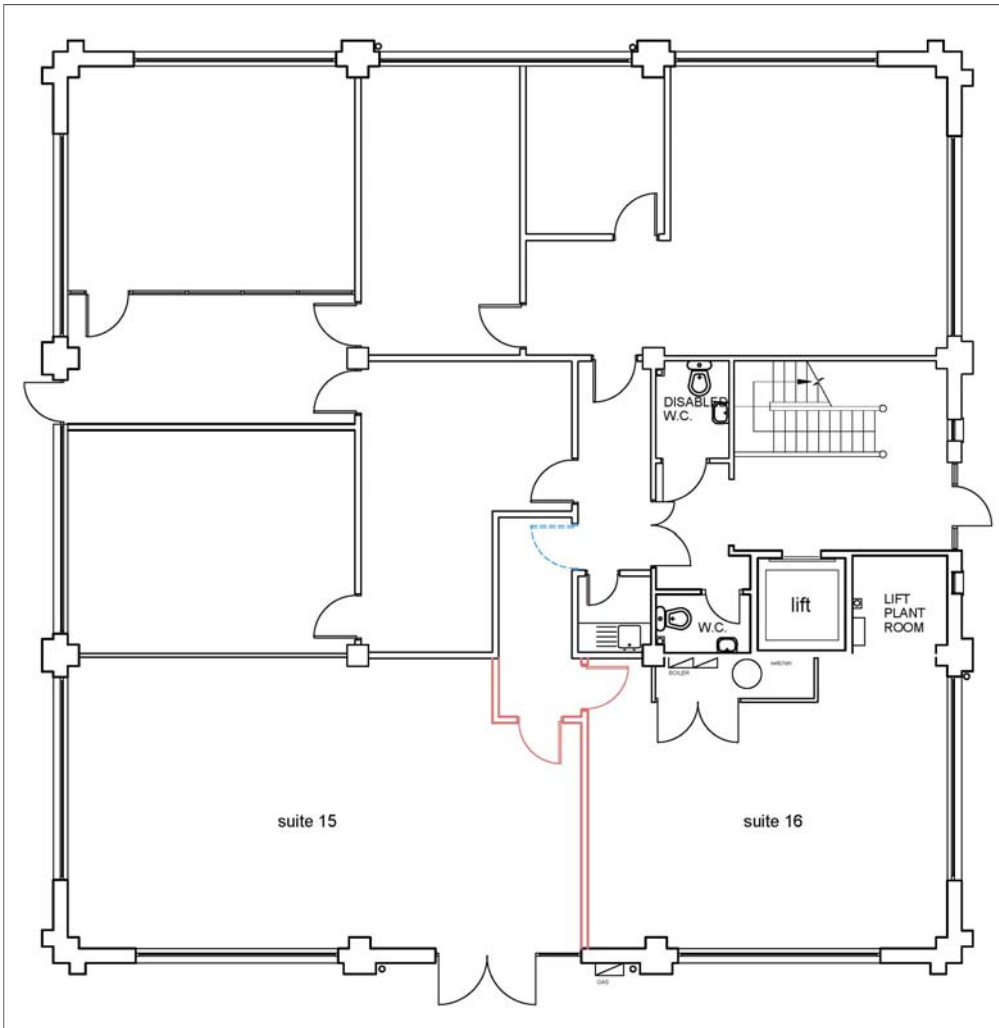
www.bsm.uk.com

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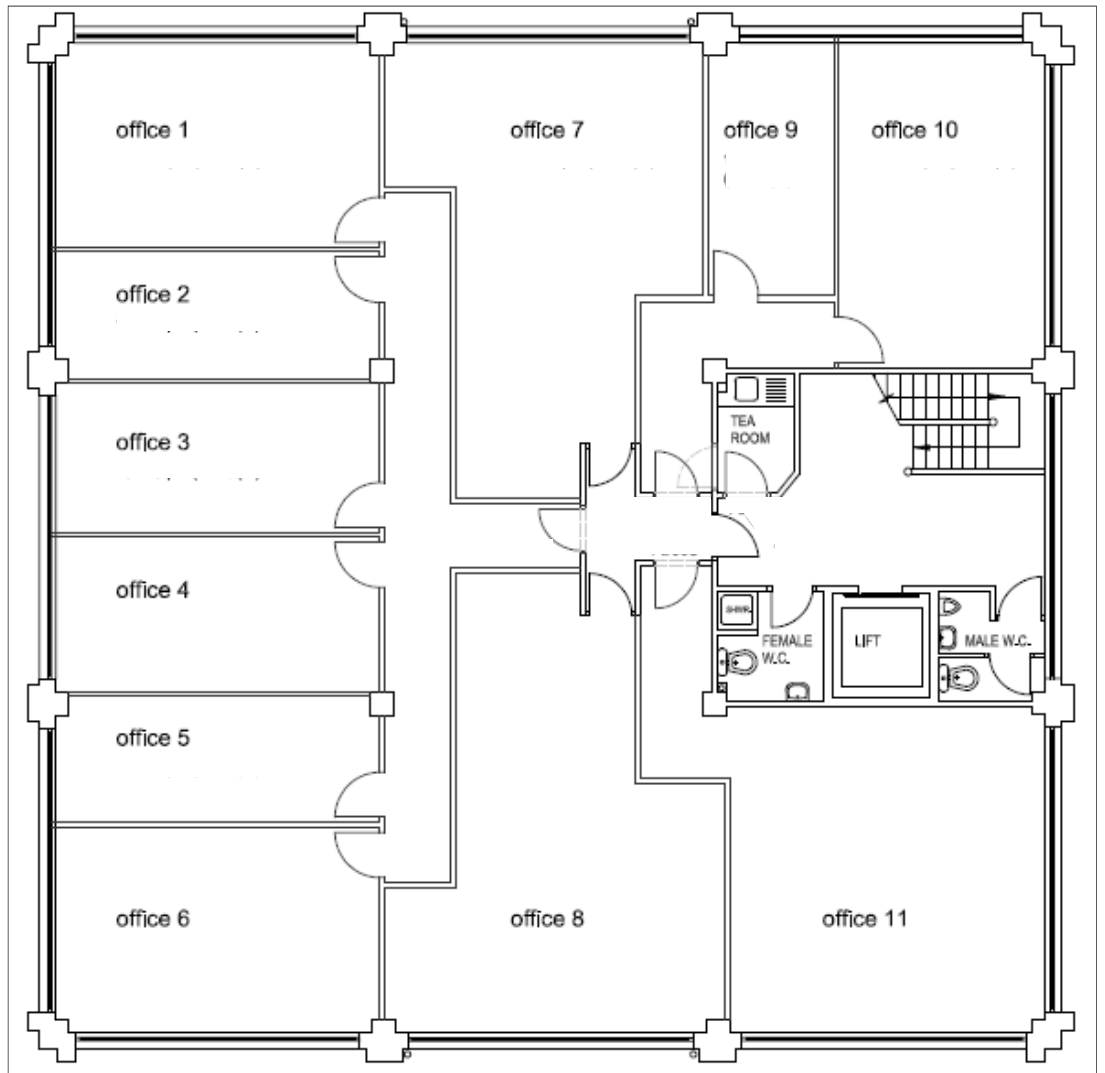


SCHEDULE OF AVAILABILITY

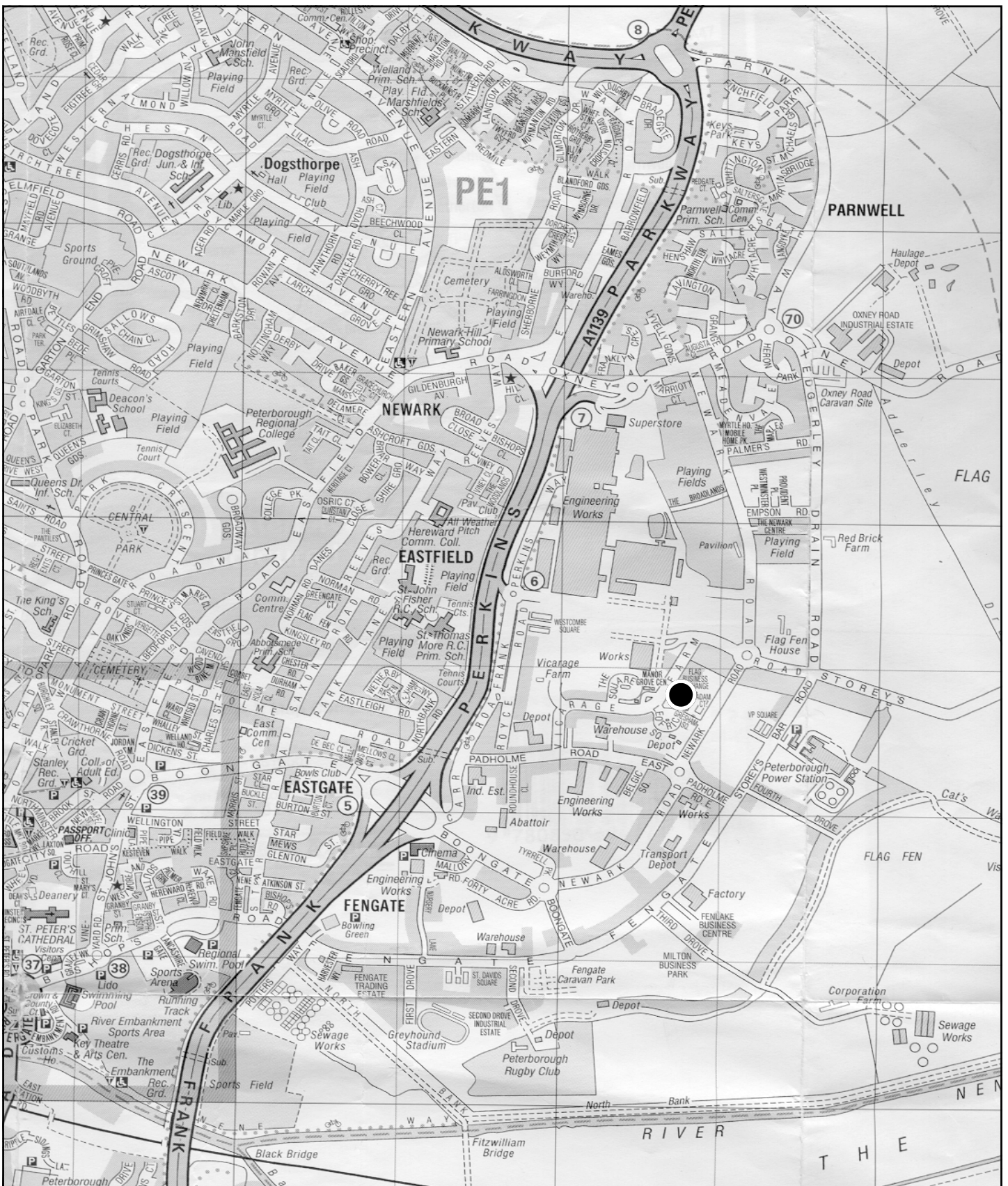
Office	Sq Ft	Availability	Rent per calendar month	Rateable Value (2010 Assessment)
1	235	<i>Let</i>	£299	£2,450
2	150	Available	£200	£1,825
3	175	<i>Let</i>	£233	£1,900
4	180	Available	£240	£1,975
5	150	Available end October 2013	£200	£1,825
6	240	<i>Let</i>	£300	£2,450
7	385	<i>Let</i>	£465	£4,000
8	405	<i>Let</i>	£479	£4,250
9	115	<i>Let</i>	£163	£1,425
10	245	<i>Let</i>	£311	£2,450
11	450	Available end October 2013	£515	£4,850
12	993	<i>Let</i>	£993	£11,000
14	764	<i>Let</i>	£764	£8,600
15	1,205	<i>Let</i>	£1,205	TBA



GROUND FLOOR



FIRST FLOOR



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.

THIS PLAN IS PUBLISHED FOR IDENTIFICATION PURPOSES ONLY AND ALTHOUGH BELIEVED TO BE CORRECT, ITS ACCURACY IS NOT GUARANTEED AND IT DOES NOT FORM PART OF ANY CONTRACT. LICENCE No. 100003928

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Energy Performance Certificate



Non-Domestic Building

Unit 1A
 Flag Business Exchange
 Vicarage Farm Road
 PETERBOROUGH
 PE1 5TX

Certificate Reference Number:
 0202-7026-7830-0490-8803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **93**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 286
 Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
39 If newly built
77 If typical of the existing stock

Energy Performance Certificate



Non-Domestic Building

FIRST FLOOR UNIT 1
 Unit 1
 Flag Business Exchange
 Vicarage Farm Road
 PETERBOROUGH
 PE1 5TX

Certificate Reference Number:
 0628-3034-0515-0101-2021

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **74**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 296
 Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
36 If newly built
73 If typical of the existing stock