

OFFICE TO LET

**BARKER STOREY
MATTHEWS**

bsm.uk.com

01733 897722



**First Floor, 4 Accent Park, Bakewell Road,
Orton Southgate, Peterborough, PE2 6XS**

Rent: £17,000 pax

Size: 158.72sq m (1,708sq ft) NIA

- Refurbished first floor office
- 8 dedicate parking spaces
- Excellent access to J17 (A1M)
- Air conditioned
- Available Immediately
- Popular business park location

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



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LOCATION

The premises are located on Accent Park which comprises 4 two-storey detached office buildings located on a campus-style estate. The property occupies a prominent position towards the front of the estate and is highly visible from Bakewell Road, opposite the major office schemes of Pegasus and Southgate Park. The City's Parkway system provides easy access to the City Centre and the A1(M) at Junction 17.

DESCRIPTION

The property forms the first floor of a two storey detached office building with a full-height glazed entrance lobby with tiled floor. The office has been recently re-decorated and carpeted benefits from a specification including suspended ceiling, recessed Category II lighting and air-conditioning. The office is predominantly open plan in its layout with dedicated on site parking for 8 cars.

FLOOR AREAS

Total NIA: 158.72sq m (1,708sq ft)

All measurements are approximate.

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.

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the communal areas of the estate and electricity and water utility costs.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of £20,000. For the year commencing 1 April 2018 rates will normally be charged at 49.3p in the pound if the RV is £51,000 or more, and 48p if the RV is below £51,000. 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 the local council.

TIMING

The property will be available from August 2018.

LEASE

The property is available to let on a new lease on terms by negotiation.

LEGAL COSTS

Each party is responsible for their own legal costs.

EPC

This property has an EPC rating of C(67). A copy of the EPC is available on our website.

RENT

£17,000 per annum exclusive of all other outgoings.

VAT

We understand that VAT will not 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**

sb@bsm.uk.com

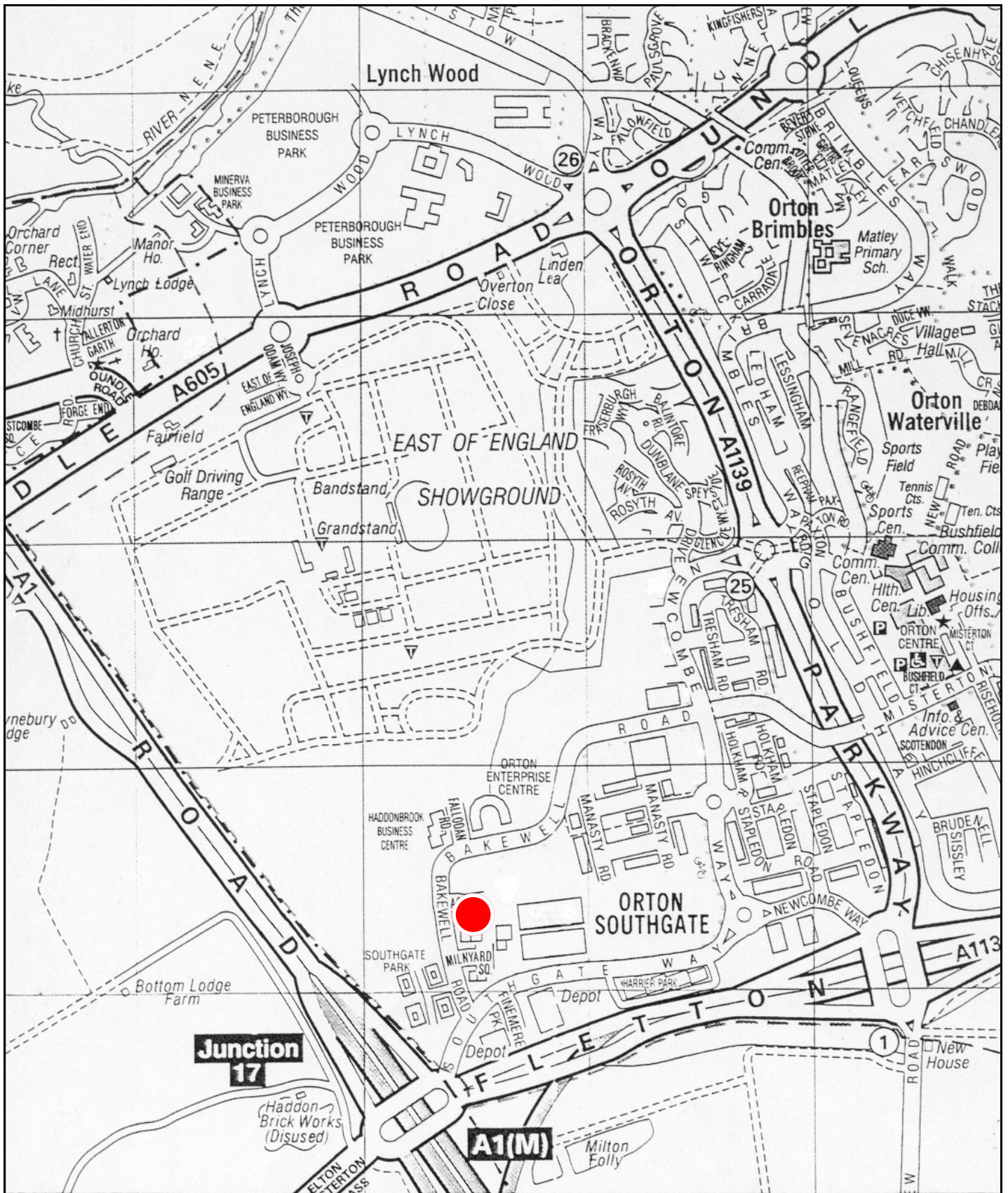
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ORDNANCE SURVEY PLAN

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