

GROUND FLOOR OFFICE TO LET

TO LET



GROUND FLOOR UNIT 12,  
FLAG BUSINESS EXCHANGE  
PE1 5TX

801.116054



BTG  
Eddisons

# GROUND FLOOR UNIT 12

FLAG BUSINESS EXCHANGE, VICARAGE FARM ROAD, PETERBOROUGH PE1 5TX



Agreement

To Let



Detail

Ground Floor Office Suite



Rent/Price

£19,000 pax



Size

176.40 sq m (1,899 sq ft)



Location

Peterborough, PE1 5TX



Property ID

801.116054

**For Viewing & All Other Enquiries Please Contact:**



**JULIAN WELCH**  
Director

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07713 118053  
01733 556496

**OR SAVILLS**

01733 344414

## Property

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The premises have been refurbished to an open plan layout. The buildings have high levels of glazing, carpets, central heating and suspended ceilings with recessed LED lighting and three compartment trunking. Excellent car parking ratio.

## Accommodation

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Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total NIA	176.4	1,899

## Energy Performance Certificate

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Rating: C (58)

A copy of the certificate is available on request.

## Services

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We understand that mains water, electricity, gas and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

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We understand that the property has consent for E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

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**Charging Authority:** Peterborough City Council  
**Description:** Office and Premises  
**Rateable Value:** £17,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

For further information, please contact the Charging Authority.

## Tenure

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The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

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**£19,000 per annum exclusive**

## Service Charge

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A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development. Details on request.

## VAT

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VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

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Prospective tenants will be required to provide confirmation of their identity and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is located within Flag Business Exchange, a development of 12 office units surrounded a landscaped setting and is situated approximately 1 mile seast of Peterborough City Centre, off Vicarage Farm Road, and is within easy reach of Frank Perkins Parkway (A1139) providing access to A1(M), A15 and A47.



