



## TO LET

FIRST FLOOR, 7 THE OFFICE VILLAGE, CYGNET PARK, HAMPTON, PETERBOROUGH PE7 8GX

**196.01 Sq M (2,110 Sq Ft) Net Internal Area**

- First floor offices
- Air conditioning, access raised floors & suspended ceilings
- 9 on-site car parking spaces
- EPC rating 'B'

## LOCATION

Office Village is a modern development of 10 office units situated in Cygnet Park, Hampton on the southern side of Peterborough.

Cygnet Park is 1.5 miles from Junction 17 of the A1(M) and close to Junction 3 of the A1139 Frank Perkins Parkway giving access to all parts of the city. It is close to the Serpentine Green Shopping Centre (including Tesco Extra), Dobbies Garden Centre and nearby leisure facilities including Starbucks, Premier Inn, McDonalds, Frankie and Benny's, Chiquitos and a fitness centre.

## DESCRIPTION

The property comprises a detached two-storey office building with predominantly open plan offices at ground and first floor level.

The available first floor has a large open plan office and three partitioned offices, two WC's and a kitchen.

Externally there are 9 car parking spaces for the sole use of the first floor occupier.

## ACCOMMODATION

The approximate net internal floor area is as follows:-

Description	Sq m	Sq ft
First floor	196.01	2,110

## BUSINESS RATES

The property is shown of the Valuation Office Agency website as having the following assessment:-

Unit	Rateable Value	Estimated Rates Payable 2019/2020
First Floor 7 Office Village	£23,250	£11,718

## TERMS

The property is available to let on a new lease on terms to be agreed.

## VAT

VAT is payable on the rent.

## LEGAL COSTS

Each party to bear their own legal costs in any transaction.

## VIEWING

Strictly by appointment with the sole agents.

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