

OFFICES



TO LET

FIRST FLOOR, 8 FLAG BUSINESS EXCHANGE, VICARAGE FARM ROAD, PETERBOROUGH PE1 5TX

Approximately 75.34 Sq M (811 Sq Ft) – Net Internal Area

- First floor offices
- Excellent on site car parking
- Eligible for small business rates relief (up to 100%) for qualifying businesses
- Located within one of Peterborough largest commercial areas
- EPC Rating 'D'

savills.co.uk
01733 344414

Stuart House
City Road
Peterborough
PE1 1QF



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LOCATION

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.

The property is located within Flag Business Exchange which is situated approximately 1 mile east of Peterborough City Centre, off Vicarage Farm Road and close to the Frank Perkins Parkway (A1139). Neighbouring occupiers include NSPCC, Batt Cables plc, Totam Biologicals, Ferguson Financial, Hansel UK and THB Group.

DESCRIPTION

The offices are located on the first floor and comprise glazed frontage, central heating, suspended ceilings and three compartment trunking with excellent car parking ratios available.

ACCOMMODATION

The property has the following approximate Net Internal Floor Area:-

Description	Sq M	Sq Ft
First floor 8 Flag Business Exchange	75.34	811

BUSINESS RATES

The property is shown on the Valuation Office website as having the following rateable value:-

Description	Rateable Value	Estimated Rates Payable 2019/2020
8 Flag Business Exchange	£9,000	£4,419

* The property is eligible for small business rates relief (up to 100%) for qualifying businesses.

EPC

The property has an Energy Performance rating of 'D'.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

TERMS

The property is available to let on new lease terms to be agreed. Rent upon application.

VAT

VAT is payable on the rent.

VIEWING

Strictly by appointment with the joint agents:-

Sam Major

sam.major@savills.com

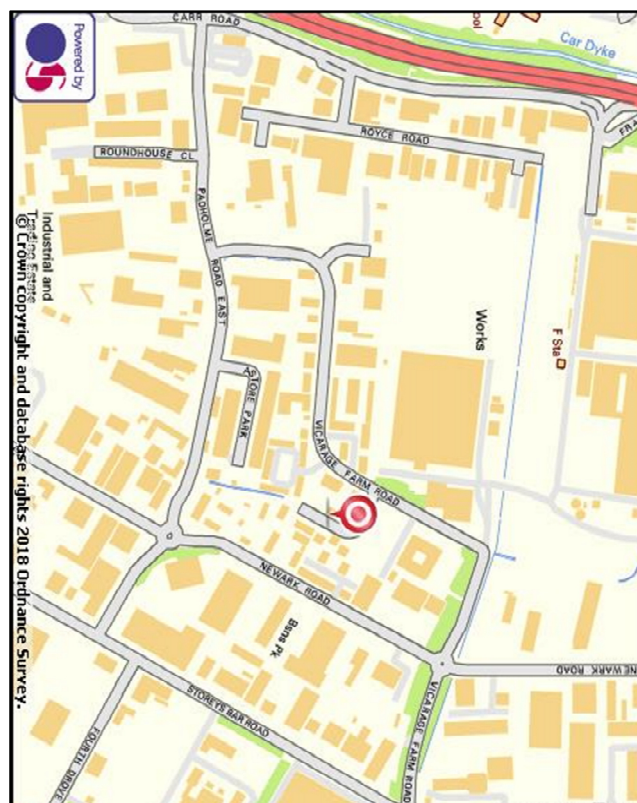
01733 201391

William Rose

wrose@savills.com

01733 201391

Or Barker Storey Mathews on 01733 897722 / Richard Jones: raj@bsm.uk.com



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Figures quoted in these particulars may be subject to VAT in addition. **Compiled : August 2019**