



## FOR SALE / TO LET

UNIT 3 FORWARD HOUSE, SHREWSBURY AVENUE, PETERBOROUGH PE2 7EY

**96.44 Sq M (1,038 Sq Ft)**

- Two Storey Office / Business premises
- 6 dedicated Car Parking Spaces
- Eligible for small business rates relief for qualifying businesses\*
- 0.5 Miles from the A1260 (Nene Parkway)
- Approximately 2 Miles from the City Centre
- EPC Rating: 'TBC'

**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.

The property is prominently located on Aston Business Park fronting Shrewsbury Avenue, Woodston, a popular business estate to the south of the city. Shrewsbury Avenue is close to the A1260 Nene Parkway, giving easy access to the national road network via the A1(M), which is approximately 3 miles to the south. The city centre and railway station is approximately 2 miles to the north where direct trains can reach London in approximately 45 minutes.

**DESCRIPTION**

Forward House is a refurbished two storey business/office development of brick construction with a flat roof.

The subject property comprises open plan office space on both floors and includes a glass partitioned meeting room, kitchenette and WC facilities. It has suspended ceilings, recessed lighting, carpeting throughout, perimeter trunking and air conditioning.

Externally the property has 6 dedicated car parking spaces.

**ACCOMMODATION**

The approximate gross internal floor area is as follows:-

| Description         | Sq.M  | Sq.Ft |
|---------------------|-------|-------|
| <b>Ground Floor</b> | 48.22 | 519   |
| <b>First Floor</b>  | 48.22 | 519   |
| <b>Total</b>        | 96.44 | 1,038 |

**BUSINESS RATES**

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

| Description      | Rateable Value | Estimated Rates Payable 17/18 |
|------------------|----------------|-------------------------------|
| 3f Forward House | £9,100         | £4,240.6                      |

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

**TERMS**

The property is available for sale freehold, alternatively it is available to let on new lease terms to be agreed.

Guide price and rent on application.

**VAT**

We understand that the property is subject to VAT.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in the transaction.

**VIEWING**

Strictly by appointment with the sole agents.

**Sam Major**

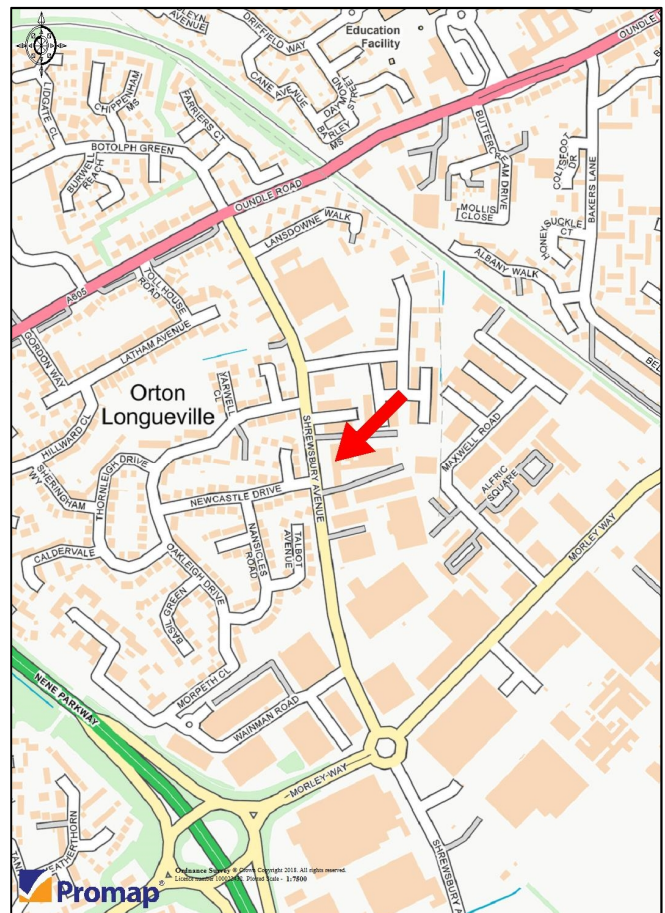
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