

Richardson

Franchise House
Newark Road
Peterborough PE1 5PP

TO LET £37,500 pax



- Self Contained Office Building
- 12 Car Parking Space
- 1.5 Miles From City Centre
- NIA-389 Sq M (4,187 Sq Ft)
- Potential To Split
- EPC: C



Stuart House, East Wing, St John's Street,
Peterborough, PE1 5DD

www.richardsonsurveyors.co.uk

01733 321800

LOCATION

The property is located on Newark Road, within the Eastern Industry area of the City and close to the junction with Vicarage Farm Road.

DESCRIPTION

The property comprises a two storey office building known as “Franchise House” which links with the adjoining unit to provide additional part first floor space.

The offices are arranged to provide a combination of cellular and open plan space, with additional board and meeting rooms.

The premises benefit from suspended ceilings with fluorescent lighting, skirting trunking and gas fired central heating. There are both w.c and kitchenette facilities installed to first and ground floor level.

ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a net internal floor area basis.

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Ground floor 140 Sq M (1,506 Sq Ft)

First Floor 249 Sq M (2,681 Sq Ft)

Total 389 Sq M (4,187 Sq Ft)

SERVICES

We understand that mains electricity, gas, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable Value: £30,250 Interested parties should however rely on their own enquires as to the amount of rates payable.

TERMS

Available to let by way of an assignment of the current lease expiring on 31st December 2025, or a new lease subject to landlord approval.

VAT and SERVICE CHARGE

VAT will be charged on the rent.

A service charge is payable for the use of the shared facilities. Further details on request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

Energy Rating: C

VIEWING

For an appointment to view or further information please contact -

Andrew Leech t:01780 758007 e:aleech@richardsonsurveyors.co.uk

Callum Dickinson t:01780 758005 e:cdickinson@richardsonsurveyors.co.uk





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. These particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.