

01733 897722

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OFFICES TO LET

Eddisons

Incorporating Barker Storey Matthews



SUITES A & B, GROUND FLOOR 32 THORPE WOOD, PETERBOROUGH PE3 6SR

£10,000 - £20,015 per annum

53.38 – 117.34 sq m

- Modern office suites in a sought after location
- Available separately or as a whole
- Air conditioned
- On Site Parking
- 100% Small Business Rates Relief available

(607 – 1,263 sq ft)

LOCATION

Thorpe Wood Business Park is situated off Thorpe Wood adjacent to Cambridgeshire Constabulary headquarters, approximately 2 miles to the west of Peterborough City Centre. The area has established itself as one of the main office/ business parks and affords easy access to the city's parkway road system and thereafter the national road network via the A47, A15 and A1(M).

DESCRIPTION

The property comprises the whole of the ground floor, split into two separate suites, within a two-storey semi-detached office building. The building is of brick construction under a tiled hipped roof. Internally, Suite A provides 3 partitioned offices that benefit from carpet tiles, comfort cooling and heating, LED panel lighting, suspended ceiling and an intercom system. Suite B, similarly, provides 3 partitioned offices, carpet tiles, comfort cooling and heating, LED lighting, suspended ceiling and an intercom system. In addition, Suite B also benefits from a small kitchenette complete with base units and a Fridge. Both suites have access to a shared kitchen and toilets within the entrance lobby of the building. The entire building is also alarmed.

ACCOMMODATION

Suite A –	56.38 Sq m	(607 Sq ft)
Suite B –	60.96 Sq m	(656 Sq ft)
Total –	117.34 Sq m	1,263 Sq ft

Floor areas are approximate and stated on a net internal area basis.

RENT

Suite A -	£10,015 per annum exclusive
Suite B -	£10,000 per annum exclusive
Entire floor -	£20,015 per annum exclusive.

VAT

The property is elected for VAT purposes and VAT will be payable in addition to the rent.

BUSINESS RATES

The premises have two Rateable Values – part Suite A and Part Suite A plus Suite B. Both RV's are at a level where 100% Small Business Rates Relief applies. Further details from the letting agents.

SERVICE CHARGE

There is a service charge for external maintenance of the building and Estate, as well as the common areas. Details on request.

SERVICES

Mains water, drainage, electricity and gas are believed to be connected to the property. No services have been tested and no warranties can be given or implied as to their suitability or current status. Interested parties are advised to make their own enquiries of the relevant service providers.

LEASE TERMS

Suite A is held under two leases, both expiring on 31/12/23. Suite B is held under a lease expiring 31/12/23.

The suites are available as a whole or individually by way of a sublease until December 2027 or by way of lease assignments. Further details from the letting agents.

LEGAL COSTS

Each party to be responsible for its own costs in connection with this matter.

EPC

An EPC has been commissioned and will be made available upon request.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

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For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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