



## TO LET

MIDGATE HOUSE, MIDGATE, PETERBOROUGH PE1 1TN

**986 Sq M (10,612 Sq Ft)**

- Air conditioned offices in city centre location
- Car parking up to 1:200 Sq Ft
- Reception & communal areas recently refurbished
- EPC Rating: D

# MIDGATE HOUSE, MIDGATE, PETERBOROUGH PE1 1TN

## LOCATION

Midgate House is situated at the junction of Midgate and Broadway in the heart of the City Centre, it overlooks the Cathedral Precincts and is close to all the City Centre's amenities including the Queensgate Shopping Centre and is within walking distance of the bus and railway stations.

Occupiers within Midgate House include The Royal National Institute of Blind People (RNIB) and Reed Global.

## DESCRIPTION

Midgate House is modern office building providing a total of 4,413 sq m (47,500 sq ft) of quality office accommodation over three floors.

### Specification

- Gas fired central heating and air-conditioning
- Suspended ceilings with Category 2 lighting
- 3-compartment perimeter trunking
- Recently refurbished reception & communal areas
- Two 10 person passenger lifts
- Male & Female WCs on each floor
- Allocated car parking up to 1:200 sq ft

## AVAILABLE ACCOMMODATION

The approximate net internal floor area of the available suites are as follows:-

	Sq M	Sq Ft
2 <sup>nd</sup> Floor East Wing	985.89	10,612

## BUSINESS RATES

From enquiries made of the Valuation Office Agency web site, the property has a Rateable Value of:

Rateable Value	Estimated Rates Payable 2018/2019
£98,000	£48,314

## TERMS

The offices are available to let on flexible terms to be agreed.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment with the sole agents:

Edward Gee [egree@savills.com](mailto:egree@savills.com) 01733 209906  
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