



TO LET

FORMER RNIB, BAKEWELL ROAD, PETERBOROUGH PE2 6XU

464.51 – 4,645.11 Sq M (5,000 – 50,000 Sq Ft)

- Air conditioned offices - to be split to suit requirements
- Generous car parking on-site
- Approx. 1 mile from A1 (M) via J17
- EPC rating 'C'

LOCATION

Peterborough is an expanding regional commercial centre, 80 miles north of London at the junction of the A1(M), A47 and A605, with easy access to the national motorway network via the A14 and M11.

Orton Southgate is a prime business location with access to the A1(M) via Junction 17.

Neighbouring companies in Orton Southgate include BGL, NCR, Precision Valve, Virgin Media and Royal Mail. Rail access to Peterborough is excellent with the fastest journey from London Kings Cross being 45 minutes.

DESCRIPTION

The property comprises a two storey office building of brick construction under a hipped tile roof.

Internally the offices comprise a mixture of cellular and open plan space together with kitchens and WC's. There are suspended ceilings with surface mounted fluorescent lighting, double glazing and air-conditioning.

Individual suites will be split to suit any ingoing occupiers' requirements.

Externally there is excellent onsite parking.

ACCOMMODATION

The approximate gross internal floor area of the available suites ranges between 5,000 – 50,000 sq.ft (464.51 – 4,645.11 Sq.M).

BUSINESS RATES

To be assessed.

TERMS

The property is available to let on terms to be agreed.

VAT

The landlord reserves the right to charge VAT where applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment only through the sole agents:-

Edward Gee

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Figures quoted in these particulars may be subject to VAT in addition.

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