



TO LET

FLAG BUSINESS EXCHANGE, VICARAGE FARM ROAD, PETERBOROUGH PE1 5TX

13.94– 244 Sq M (115 – 450 Sq Ft)

- Modern office suites
- On site car parking
- Inclusive rent
- EPC Rating 'C' & 'D'

Flag Business Exchange, Vicarage Farm Road, Peterborough PE1 5TX

savills

LOCATION

Flag Business Exchange is situated approximately 1 mile east of Peterborough City Centre, off Vicarage Farm Road, Eastern Industry and close to the Frank Perkins Parkway (A1139). Eastern Industry is one of Peterborough's main established commercial areas.

Neighbouring occupiers include NSPCC, Batt Cables plc, Kerr UK and Soda Club.

DESCRIPTION

Flag Business Exchange comprises 12 office units of brick construction under pitched tiled roofs within a landscaped campus setting.

SPECIFICATION

- Gas radiator central heating.
- Double glazing.
- Suspended ceilings with Category II lighting.
- Perimeter trunking.
- Blinds to windows.
- On site car parking.
- Entry phone system.
- Alarmed.
- Broadband – 1000mb is available at an extra cost

ACCOMMODATION

See attached schedule for availability.

SERVICE CHARGE

Service charge includes water, electricity, heating, building insurance, general maintenance, office waste disposal, cleaning of all communal areas, alarms/security and administration and management costs. Costs excluded include telephones, cleaning of individual offices and business rates.

BUSINESS RATES

Tenants should note that if this is their only business premises and the rateable value of the suite is less than £12,000 then by applying for small business rates relief to the Council, no business rates will be payable.

LEASE TERMS

The inclusive rents quoted for all suites include service charge and the use of all communal facilities, ie kitchen equipped with refrigerator etc. Car parking is also included.

Current availability and rents are as per the attached schedule.

Rent is payable monthly in advance by standing order. All rents quoted are exclusive of VAT. VAT will be payable.

DEPOSIT

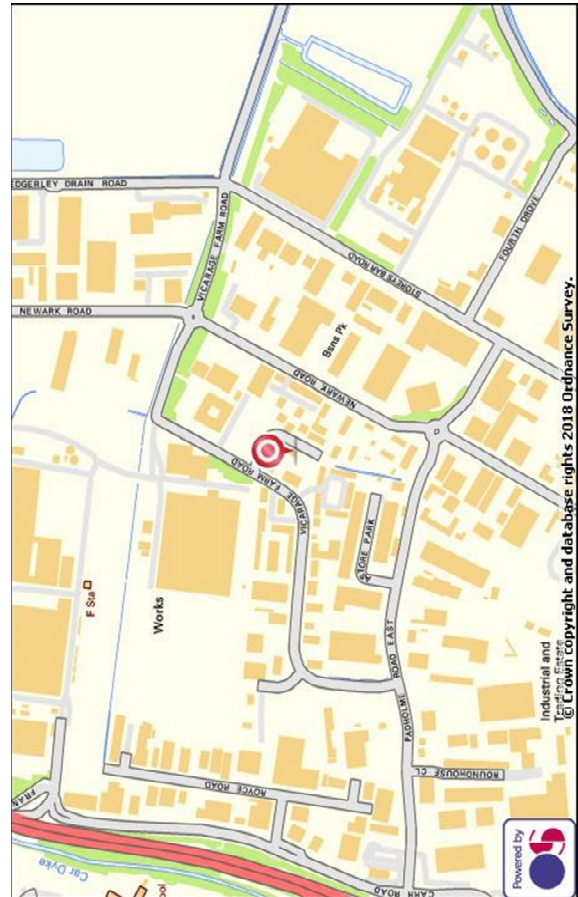
A security deposit equal to 2 months inclusive rent is payable upon reservation on all lettings and refundable or vacation. A key deposit is also required of £15 to cover any replacement keys provided. If no keys are replaced this deposit will be refunded upon vacation together with the security deposit.

VIEWING

Strictly by appointment with the joint agents: -

Edward Gee egee@savills.com 01733 209906

Richard Jones raj@bsm.uk.com 01733 556497



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own, behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. August 2019

**FLAG BUSINESS EXCHANGE
AVAILABILITY SCHEDULE
AUGUST 2019**



SERVICED OFFICES

	EPC Rating	Size	Quoting rent per calendar month*	Rateable Value (2017 assessment)
Unit 1				
Office 8	D	37.6 sq m (405 sq ft)	£506	£4,250
Office 9	D	10.7 sq m – (115 sq ft)	£182	£1,425
Office 11	D	41.8 sq m (450 sq ft)	£515	£4,850

- Serviced office rent inclusive of all service charges including water rates, electricity, heating, building insurance, general maintenance, office waste disposal, cleaning of all communal areas, alarms/security, landscape & car park maintenance and administration and management costs. This rent excludes business rates.
- From 1 April 2017 if a rateable value falls below £12,000 no rates will be payable for a UK registered business if this is its only occupied commercial premises.

Sam Major: sam.major@savills.com

Edward Gee: egee@savills.com

