



Ground Floor, St James House,
Priestgate, Peterborough PE1 1WJ

GROUND FLOOR, ST JAMES HOUSE

PRIESTGATE, PETERBOROUGH PE11WJ



Agreement

To Let



Detail

Offices / Clinic / Retail



Rent

£20,000 pax



Size

111.78 sq m (1,203 Sq ft)



Location

Peterborough, PE11WJ



Property ID

801.120019

For Viewing & All Other Enquiries Please Contact:



JULIAN WELCH

Director

julian.welch@eddisons.com

01733 897722

Property

The property comprises a self-contained office suite located at ground floor, fronting Priestgate. The suite benefits from its own pedestrian entrance from Priestgate, as well as a rear entrance from the car park.

Internally the suite provides a large open plan area, together with two partitioned offices, a large kitchen and two WCs. The suite is carpeted throughout, has central heating via wall mounted radiators, comfort cooling to the open plan area, suspended ceiling with Cat II lighting and perimeter trunking. There is one parking space allocated to the suite within the rear car park.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	Sq m	Sq ft
Net Internal Area	111.78	1,203

Energy Performance Certificate

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

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Charging Authority: Peterborough City Council
Description: Offices and Premises
Rateable Value: £15,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Please note that the above figures are for the year ending 31st March 2026. A rating revaluation comes into effect at that date, and these figures will change – further details on request from the agents

Planning

Planning consent for office and clinic but under the new E class the premises can be used for a multiple of uses without the need for planning.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£20,000 per annum exclusive

VAT

VAT will NOT be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective Tenants will be required to provide ID documentation and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located on Priestgate, close to its junction with Wentworth Street, in the heart of Peterborough City Centre. The immediate surrounding area is a mixture of retail (predominantly on Bridge Street) and office / residential accommodation on Priestgate and Wentworth Street.

Both the railway station (East Coast mainline - London Kings Cross 50 minutes) and central bus and coach station are within 5 minutes walk.



