

TO LET - OFFICE

# FIRST FLOOR

Unit 10, Papyrus Business Parc, Peterborough, PE4 5HW



## Key Highlights

- 821 sq ft
- End of terrace building
- Ample on site car parking
- Shared WC's and kitchen area (with the ground floor suite only)
- First floor modern offices
- Air conditioning
- Popular location in Werrington - close to Bannatyne's Health Club and Spa
- Zero business rates for qualifying small businesses

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## Description

An end of terrace modern office building located within Papyrus Business Parc, Werrington. The available office comprises self contained first floor suite with kitchen and WC facilities, fitted with air conditioning. There is ample car parking on the estate.

## Location

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population, now in excess of 200,000.

The property is located on Papyrus Road, Werrington to the north of Peterborough city centre. Papyrus Road has immediate access to the A15 which links to the A47 and Peterborough dual carriageway road system (Parkways) which lead to the A1(M). Nearby occupiers include the Royal Mail sorting office, Bannatyne Gym, and BMW and Audi dealerships.

## Viewings

Strictly by appointment with the sole agents.

## Terms

The property is available to let on terms to be agreed. The quoting rent is £10,000 per annum. Exclusive of all outgoings including VAT.

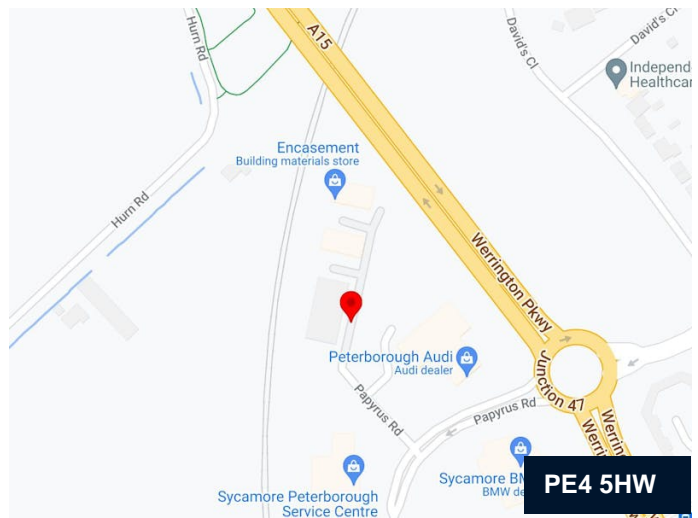
## Service Charge

There is an estate service charge in respect of communal areas.

## Business Rates

Rates payable: £4.77 per annum  
(based upon Rateable Value: £7,800)

Zero rates payable for qualifying small businesses.



## Contact

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