

OFFICE

INVESTMENT SALE



1 COMMERCE ROAD, LYNCH WOOD  
PETERBOROUGH PE2 6LR



# 1 COMMERCE ROAD

LYNCH WOOD, PETERBOROUGH PE2 6LR



## Agreement

INVESTMENT SALE



## Detail

TWO SEMI-DETACHED  
BUILDINGS COMBINED  
PROMINENT POSITION  
MODERN OFFICE  
ACCOMMODATION  
CAR PARKING



## Price

£875,000



## Size

483.6 sq.m (5,205 sq.ft.)



## Location

PETERBOROUGH,  
PE2 6LR



## Property ID

801.1237919

**For Viewing & All Other Enquiries Please Contact:**



**SIMON PARSONS MRICS**

**Director**

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## Property

The premises comprise two semi detached office buildings which have been interconnected and situated on the corner of Commerce Road with prominent road frontage to Lynch Wood.

The offices are fitted with carpeting, fully accessed raised floors, suspended ceilings with Category II lighting and comfort cooling to office areas.

Some high quality partitioning has been installed at ground and first floor level to provide meeting room, board room, managers office and store room and the space presents in good condition throughout.

## Accommodation

Floor areas are measured on a net internal floor area basis.

Area	m <sup>2</sup>	ft <sup>2</sup>
1A	222.8	2,398
1B	260.8	2,807
TOTAL	483.6	5,205

## Services

Mains drainage, water and electricity are available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

## Tenure

The property is held by way of a Freehold Tenure.

Land Registry Title: CB323884

## EPC

EPC Rating D (76). A copy of the EPC is available on request.

## Town and Country Planning

We understand that the property has consent for Uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Business Rates

### Office and Premises

**Rateable Value:** £55,000  
(From 1 April 2026)

Interested parties are encouraged to verify the Rateable Values and Rates Payable figures with Peterborough City Council.

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

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

## Tenancies

Floor	Tenant	Rent	Service Charge	Lease Expiry	Comments
Whole	Bennetts Motorcycling Services Ltd with parental guarantee of Right Choice Holdings Ltd (11197852)	£60,000 pax	The lease is subject to a service charge.	01 January 2028	Lease is outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

## Price

**£ 875,000** reflecting a Net Initial Yield of 6.48% after purchaser's costs of 5.9%. The price reflects a Reversionary Yield of 7.55%.  
The property is sold as Transfer of a Going Concern.

## VAT

VAT will be payable on the purchase price 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

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

## Location

Commerce Road is situated off Lynch Wood, the main feeder road serving the prestigious Peterborough Business Park. The Park is situated to the west of Peterborough City Centre off the main A605 Oundle Road and is within half a mile of the A1 at its junction with Alwalton.

Immediate surrounding occupiers include Diligenta, Cummins Global Technology, Bauer, Associated British Foods, AB Agri, Royal and Sun Alliance, National Kidney Research, Western Union and a 4 star Marriott Hotel.







