



41 Long Causeway
Peterborough, PE1 1YJ

Unique first floor office space
with panoramic views of
Cathedral Square in the heart
of Peterborough city centre

1,015 sq ft
(94.30 sq m)

- First floor
- Self contained unit
- Intercom access from ground floor
- Fitted kitchen
- Demised WC's
- Views over Cathedral Square

Summary

Available Size	1,015 sq ft
Rent	£15,000 per annum Exclusive of rates and service charge
Business Rates	This unit qualifies for small business rates relief
Service Charge	£3,982 per annum
EPC Rating	Upon enquiry

Description

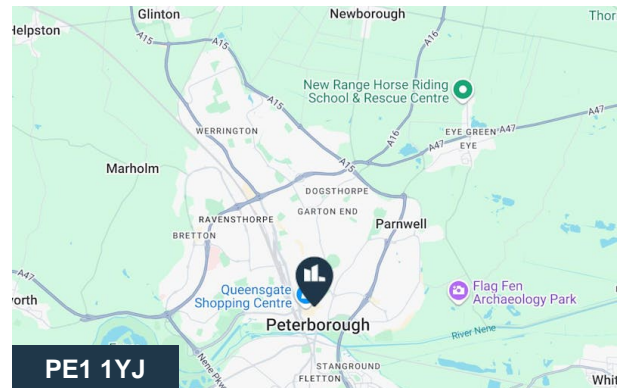
Located on the first floor at 41 Long Causeway, Peterborough, this space offers a prime city centre location ideal for thriving businesses. The unit features versatile office and breakout spaces, a fitted kitchen, and a storeroom, ensuring a practical and efficient layout. Key highlights include secure intercom access, private WC facilities, and stunning views over the square, creating a professional and welcoming workplace.

With a competitive rent of £15,000 per annum and easy access to local amenities, this property is a standout choice. Peterborough, one of the UK's fastest-growing cities, is set to benefit from planned developments at the train station, offering a quick 45 minute journey to London. Don't miss this exceptional opportunity!

Location

41 Long Causeway is located just outside the gates of the Cathedral precinct, which offers an impressive backdrop. The offices sit in the heart of the city, enjoying the amenities of Cathedral Square and Queensgate Shopping Centre.

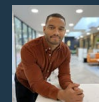
The train & bus stations are accessed on direct pedestrian routes within a 4-minute walk. Walking distance to the newly established Hop Shed Tap Room & Deli at Fletton Quays.



Viewing & Further Information



Will Elphinstone
07876 131346
willelphinstone@tydusre.com



Joe Sagoe
07869 046125
Joesagoe@tydusre.com