

01733 897722

eddisons.com

OFFICE SUITES TO LET

Eddisons

Incorporating Barker Storey Matthews

FLEXIBLE TERMS  
ALL INCLUSIVE RENTS



ENDEAVOUR HOUSE, SAVILLE ROAD, PETERBOROUGH  
PE3 7PR

**INCLUSIVE RENTS FROM £265 pcm**

- Modern office suites
- Flexible terms
- 100% Small Business Rates relief
- All inclusive rents including utilities

**13-65 sq m  
(140-700 sq ft)**

## LOCATION

The property is located in the Westwood area of Peterborough approximately two miles north west of Peterborough City Centre.

There is easy access to the A47 via Greasley Way or Bretton Gate to the West. The site is accessed from the southern end of Saville Road.

---

## DESCRIPTION

The property comprises of seven high quality office suites all located on the first floor of Endeavour House.

All suites include comfort cooling and suspended ceilings with flush mounted light fittings. There is WC accommodation and a separate entrance core for the first floor. There are 16 parking spaces available.

---

## ACCOMMODATION AND RENT

Please see availability schedule below.

---

## VAT

VAT will be charged on the rent.

---

## BUSINESS RATES

Tenants are responsible for business rates. All suites have a Rateable Value below £12,000, therefore eligible business will qualify for 100% Small Business Rates relief meaning no business rates will be payable. We advise interested parties to check with Peterborough City Council.

---

## LEGAL COSTS

Each party to bear their own costs with regard to completion of leases.

---

## EPC

The property has an EPC rating of D (76).

---

## LEASE TERMS

Flexible terms available from 1 year upwards longer lease terms with 3 monthly break clauses available. Rents payable monthly in advance by standing order and are quoted exclusive of VAT.

---

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**incorporating Barker Storey Matthews**

Hattie Gullan-Whur  
[Hattie.gullan-whur@eddisons.com](mailto:Hattie.gullan-whur@eddisons.com)  
01733 897722

801.181641  
220424

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01733 897722

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

**Eddisons**

Incorporating **Barker Storey Matthews**

## Availability Schedule

Suite	Sq m	Sq ft	Rent per calendar month	Rateable Value	Availability
1	65	700	£1,315	£6,900	Available
2	42	452	£850	£7,100	Available
3	45	484	£910	£4,800	Available
4	21	226	£425	£2,400	Available
6	20	215	£405	£2,225	Available
7	13	140	£265	£1,550	Available
8	28	301	£565	£3,050	Available

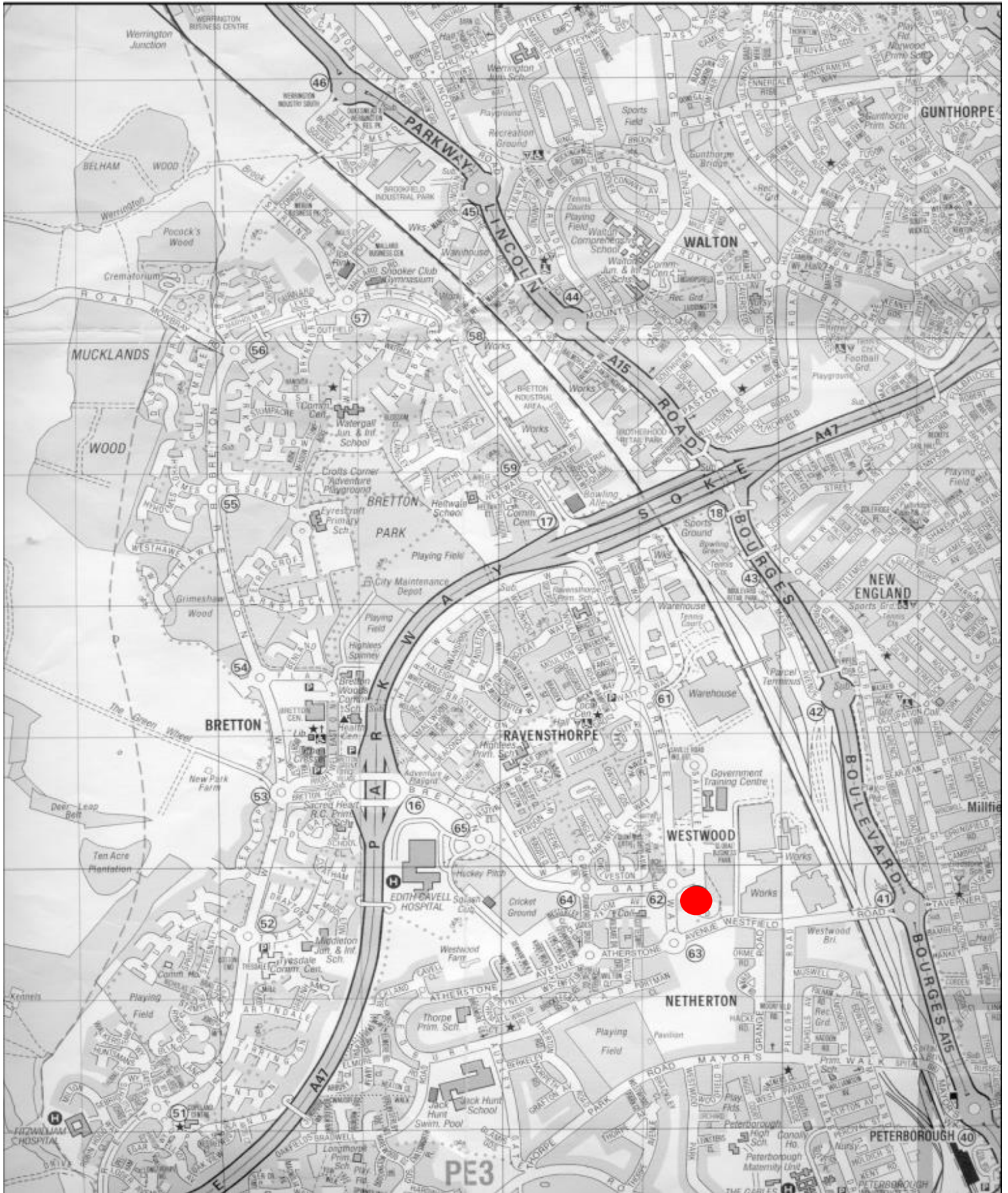
For more information, visit [eddisons.com](http://eddisons.com)  
T: 01733 897722

#### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

# Eddisons

Incorporating **Barker Storey Matthews**



For more information, visit [eddisons.com](http://eddisons.com)  
T: 01733 897722

#### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

# Eddisons

Incorporating Barker Storey Matthews