

**MULTI-LET OFFICE INVESTMENT**

**FOR SALE**



**Unit 4 Blenheim Court, Peppercorn Close  
Peterborough PE1 2DU**

**Eddisons**

# 4 BLENHEIM COURT

PEPPERCORN CLOSE, PETERBOROUGH PE1 2DU



Agreement

For Sale



Detail

Office Investment



Price

£525,000



Size

386 sq m (4,150 sq ft)



Location

Peterborough PE1 2DU



Property ID

801.152693

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



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## Property

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4 Blenheim Court is a modern office building providing a number of small office suites let on an 'all-inclusive' basis. The property is arranged over ground and first floors and provides a total of 19 suites ranging in size from 108 sq ft to 463 sq ft. The building provides communal WC and kitchen facilities, a pre-bookable meeting room, gas fired central heating, comfort cooling to some suites, LED lighting and perimeter trunking, an entry phone system, wi-fi, and allocated parking.

## Accommodation

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Please refer to the attached tenancy schedule for individual suite sizes

## Energy Performance Certificate

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Rating: C (63).

A copy of the certificate is available on request.

## Services

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The property has mains water, drainage, power and gas connections. No services have been inspected and no warranties can be given or implied as to their current status or capacities. Interested parties are encouraged to make their own enquiries of the relevant service providers.

## Town & Country Planning

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We understand that the property has consent for Office uses within Class E(g) 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

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**Charging Authority:** Peterborough City Council  
**Description:** Offices and Premises

Each of the suites is separately assessed for Business Rates purposes and qualifying occupiers can claim 100% Small Business Rates Relief.

Interested parties are encouraged to confirm the rates payable figures with Peterborough City Council.

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

## Tenure

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The property is available **For Sale** freehold, subject to the existing leases as set out on the attached tenancy schedule.

The suites are all let on a standard Lease for a term of 12 months from date of completion, with either party being able to give 2 months notice to terminate the lease at any time. All lease are contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954.

All tenants have paid a 2 month rent deposit, and rent is payable monthly in advance.

Rent is inclusive of all utility costs, building insurance, building maintenance, waste disposal, cleaning of communal areas, estate charge, Wi-Fi, administration and management costs. It does not include telephony, internal cleaning of suites or Business Rates.

## Income

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**Current gross income is £61,704 per annum. ERV when fully let is £77,484 per annum.**

**Net income for year ending September 2025 was £56,618.98. A copy of the Income and Expenditure Statement for 2023/4 and 2024/5 is available upon request.**

## Price

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**£525,000 for the freehold interest subject to the existing tenancies, representing a Net Initial Yield of 10.29% after an allowance for purchasers costs**

## VAT

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The property is elected for VAT purposes however it is anticipated that any sale can proceed by way of a Transfer Of a Going Concern (TOGC)

## Legal Costs

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

## Anti-Money Laundering

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Prospective purchasers will be required to provide confirmation of their source of funding 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

Blenheim Court is a purpose-built development of 7 office buildings in two blocks. Situated on Peppercorn Close, itself off Lincoln Road / Maskew Avenue and approximately one mile to the north of the City Centre, the location affords quick and easy access to Bourges Boulevard, the main arterial route into the city from the north. Junction 18 of the A47 is located just 500m from the scheme, which in turn gives easy access to the A1(M), A15 and A605. Peterborough mainline railway station (London Kings Cross in 46 minutes) is located one mile to the south.











