

01733 897722

eddisons.com

OFFICE SUITES TO LET

Eddisons

Incorporating Barker Storey Matthews



**ENDEAVOUR HOUSE, SAVILLE ROAD, PETERBOROUGH
PE3 7PR**

INCLUSIVE RENTS FROM £2,800-£14,000 pax

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

- Modern office suites
- Flexible terms
- 100% Small Business Rates relief
- Ample parking

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.

Rents are quoted inclusive of electricity, lighting and heating and cleaning of common parts. Tenants are responsible for their own telephone charge, broadband and local authority rates – however see comments below.

VAT

VAT will be charged on the rent.

BUSINESS RATES

All suites have a Rateable Value below £12,000, therefore they will qualify for 100% Small Business Rates relief meaning no business rates will be payable for eligible businesses.

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. 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
01733 897722

Ref:
22022024

For more information, visit 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.

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Availability Schedule

Suite	Sq m	Sq ft	Rent per calendar month	Rent per annum	Availability
1	65	700	£1,166	£14,000	Available
2	42	452	£753	£9,040	Available
3	45	484	£806	£9,680	Available
4	21	226	£376	£4,520	Available
6	20	215	£191	£2,300	Available
7	13	140	£233	£2,800	Available
8	28	301	£501	£6,020	Available

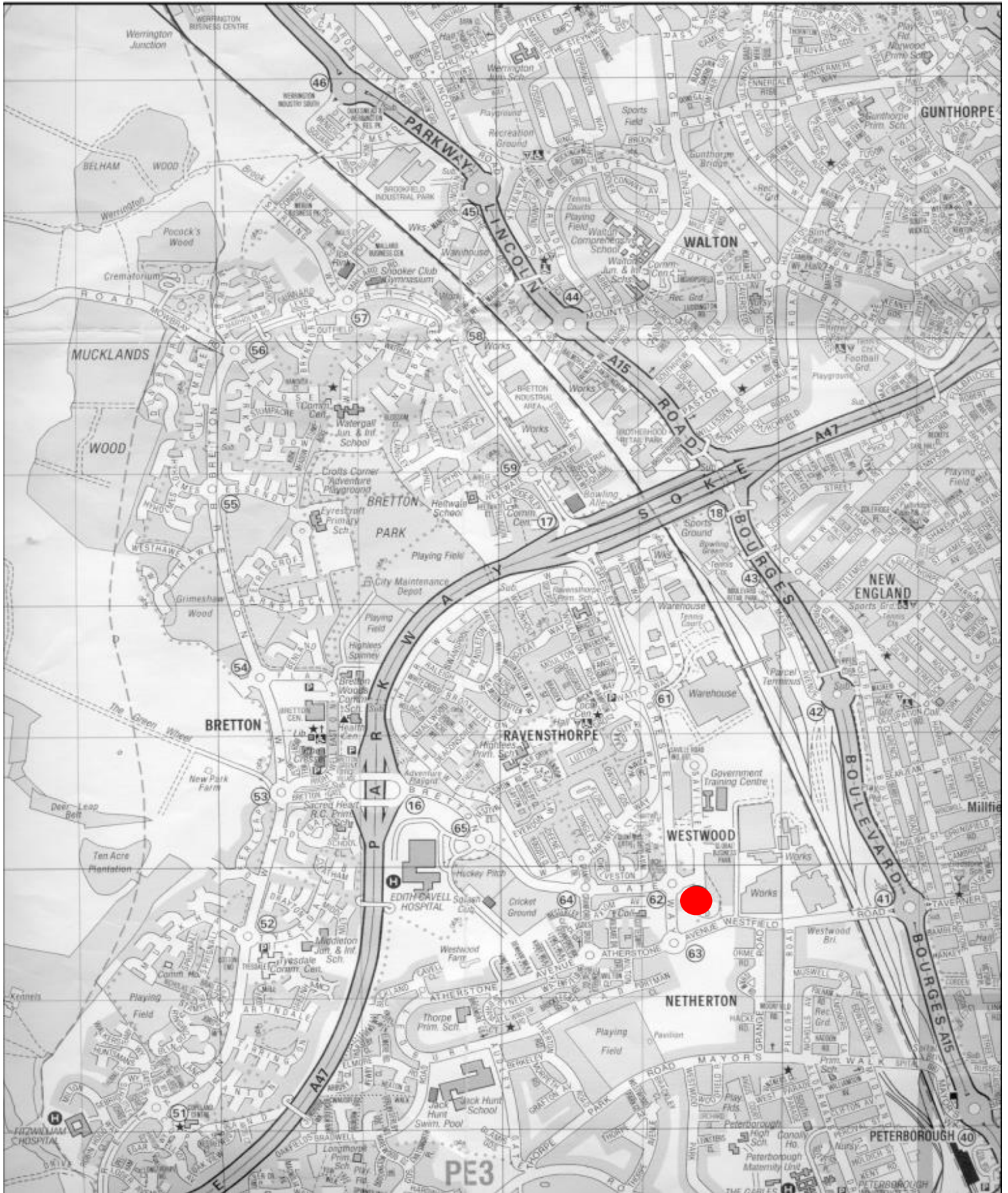
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