

OFFICE TO LET

Unit 10 Ground Floor Papyrus Road

Peterborough, PE4 5HQ



Key Highlights

- Ground Floor modern office
- End of terrace building
- Air conditioning
- Ample on site car parking
- Popular location in Werrington - close to Bannatyne's Health Club and Spa
- Shared WC's and kitchen area
- Zero business rates for qualifying small businesses

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

An end of terrace modern office building located within Papyrus Business Parc, Werrington. The available office comprises self contained ground floor suite with kitchen and WC facilities, fitted with air conditioning. There is ample car parking on the estate.

ACCOMMODATION

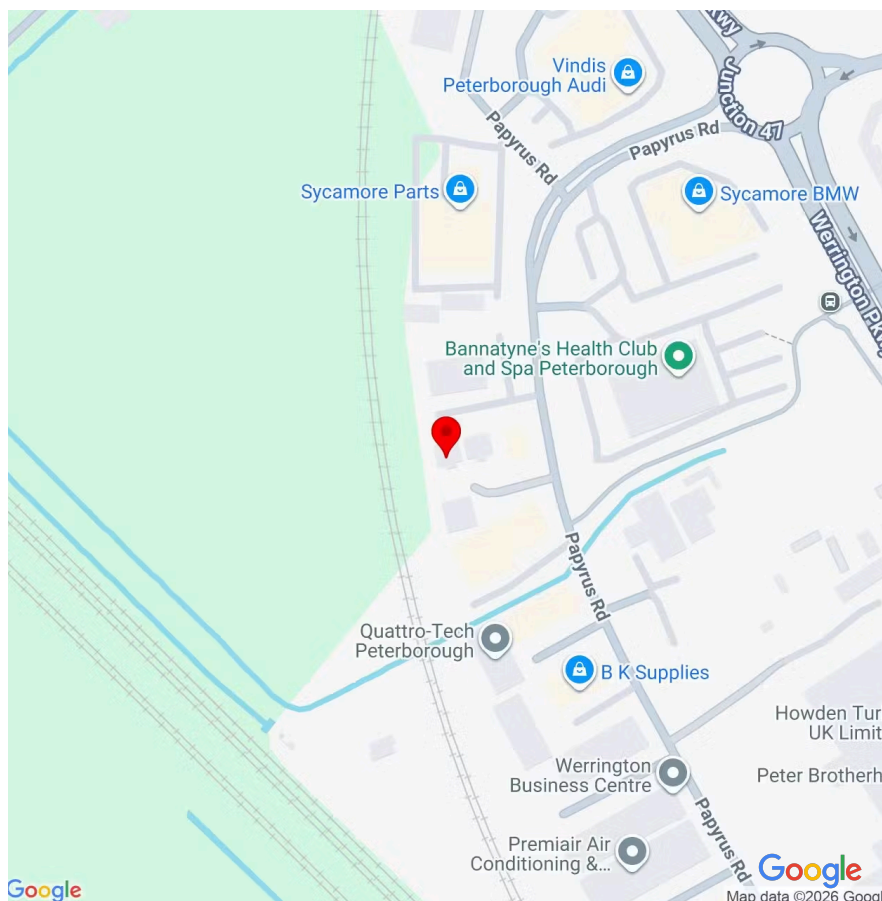
The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Ground - Ground Floor	808	75
TOTAL	808	75

LOCATION

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population, now in excess of 200,000.

The property is located on Papyrus Road, Werrington to the north of Peterborough city centre. Papyrus Road has immediate access to the A15 which links to the A47 and Peterborough dual carriageway road system (Parkways) which lead to the A1(M). Nearby occupiers include the Royal Mail sorting office, Bannatyne Gym, and BMW and Audi dealerships.



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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

The property is available to let on terms to be agreed. The quoting rent is £10,000 per annum. Exclusive of all outgoings including VAT.

LEGAL COSTS

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

BUSINESS RATES

Rates Payable: Zero rates payable for qualifying small businesses. Zero business rates for qualifying small businesses

SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with AML, it is the responsibility for both parties to provide information necessary to complete these checks before the deal is completed.

EPC

The property currently has an EPC assessment of B - the certificate is attached

VAT

VAT will be charged in addition to the rent at the prevailing rate.

PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

Lex Souza

lex.souza@savills.com
07483705176

Drew Greenhalgh

drew.greenhalgh@savills.com
07811 697365
+(44) 1733 209947

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