

01733 897722

eddisons.com

OFFICES - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**GROUND FLOOR OFFICE, GENEVA HOUSE, PARK ROAD,  
PETERBOROUGH, PE1 2UX**

**£13,500 per annum**

**94.77 sq m (1,020 sq ft)**

- City Centre Location
- Open Plan Air Conditioned Office Space
- On Site Parking Space
- 100% Small Business Rates Relief Available

## LOCATION

The property is located on Park Road, close to its junction with Geneva Street on the northern fringe of the city centre. The location is within walking distance of the central retail centre as well as the mainline railway station and bus station.

## DESCRIPTION

The premises comprise a self-contained office suite arranged over the ground floor only. There is access from the communal entrance lobby which is situated directly off Park Road. The office provides predominately open plan accommodation with a raised access floor, suspended ceiling fitted with Cat II lighting and air conditioning. A corner of the suite has been partitioned to create two smaller offices / meeting rooms. Included are two WC's and a small fitted kitchen.

## ACCOMMODATION

Ground Floor Offices	89.77sq m	996sq ft
Kitchen	5.01sq m	54sq ft
<b>Total</b>	<b>94.77sq m</b>	<b>1,020sq ft</b>

Floor areas are approximate and stated on a Net Internal Area basis

## RENT

£13,500 per annum exclusive of VAT, Service Charge and other outgoings.

## VAT

VAT is payable in addition to the rent.

## BUSINESS RATES

The property has a Rateable Value of £9,800. For qualifying occupiers (being an occupier for which this is its only commercial premises) **100% Small Business Rates Relief applies**. For non-qualifying occupiers business rates are normally payable at 49.9 pence in the pound on the rateable value.

## SERVICE CHARGE

The tenant is to pay the service charge for the building (which includes buildings insurance), the cost for which is currently approximately £1,500 plus VAT.

## LEGAL COSTS

Each party to be responsible for its own costs in connection with this matter

## EPC

An EPC has been commissioned and will be made available upon request.

## LEASE TERMS

The property is available on a new lease for a term to be agreed.

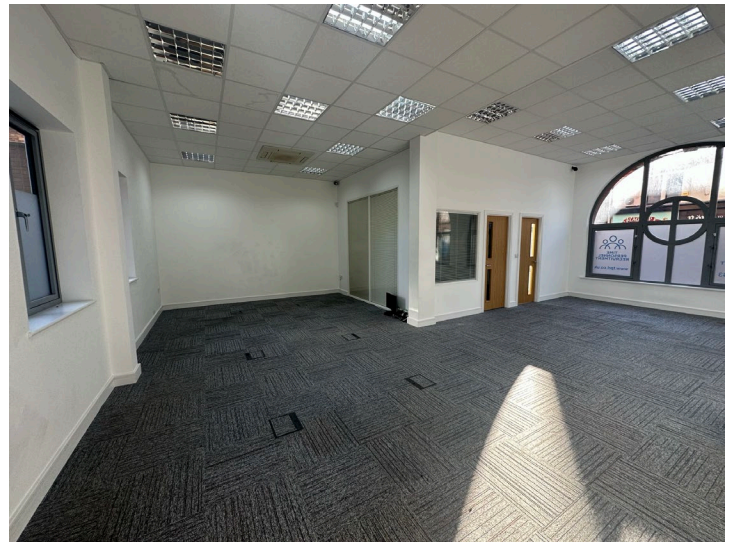
## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
incorporating **Barker Storey Matthews**  
33 Thorpe Road, Peterborough PE3 6AB

**Julian Welch**  
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For more information, visit [eddisons.com](http://eddisons.com)  
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### 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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