

OFFICE

TO LET



**Nene Lodge, Futhams Lane
Whittlesey PE7 2PB**

801.1221699



NENE LODGE

FUTHAMS LANE, WHITTLESEY PE7 2PB



Agreement

To Let



Detail

Office



Rent

£25,000 pax



Size

197.88 sq m (2,130 sq ft)



Location

Whittlesey, PE9 2PB



Property ID

801.1221699

For Viewing & All Other Enquiries Please Contact:



STEPHEN HAWKINS

Consultant

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01733 897722



HATTIE GULLAN-WHUR

Surveyor

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01733 897722

Property

The offices are of wooden cladding design and benefit from a series of individual offices. There are WC facilities and kitchenettes on both the ground floor and first floor as well as a shower on the first floor. Each of the offices have comfort cooling. There is a large car park that can accommodate around 30 cars.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total NIA	198.77	2,130

Energy Performance Certificate

Rating: D (87)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for Class E 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.

Rates

Charging Authority: Fenland District Council
Description: Office and Premises
Rateable Value: £15,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£25,000 per annum exclusive

VAT

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

Legal Costs

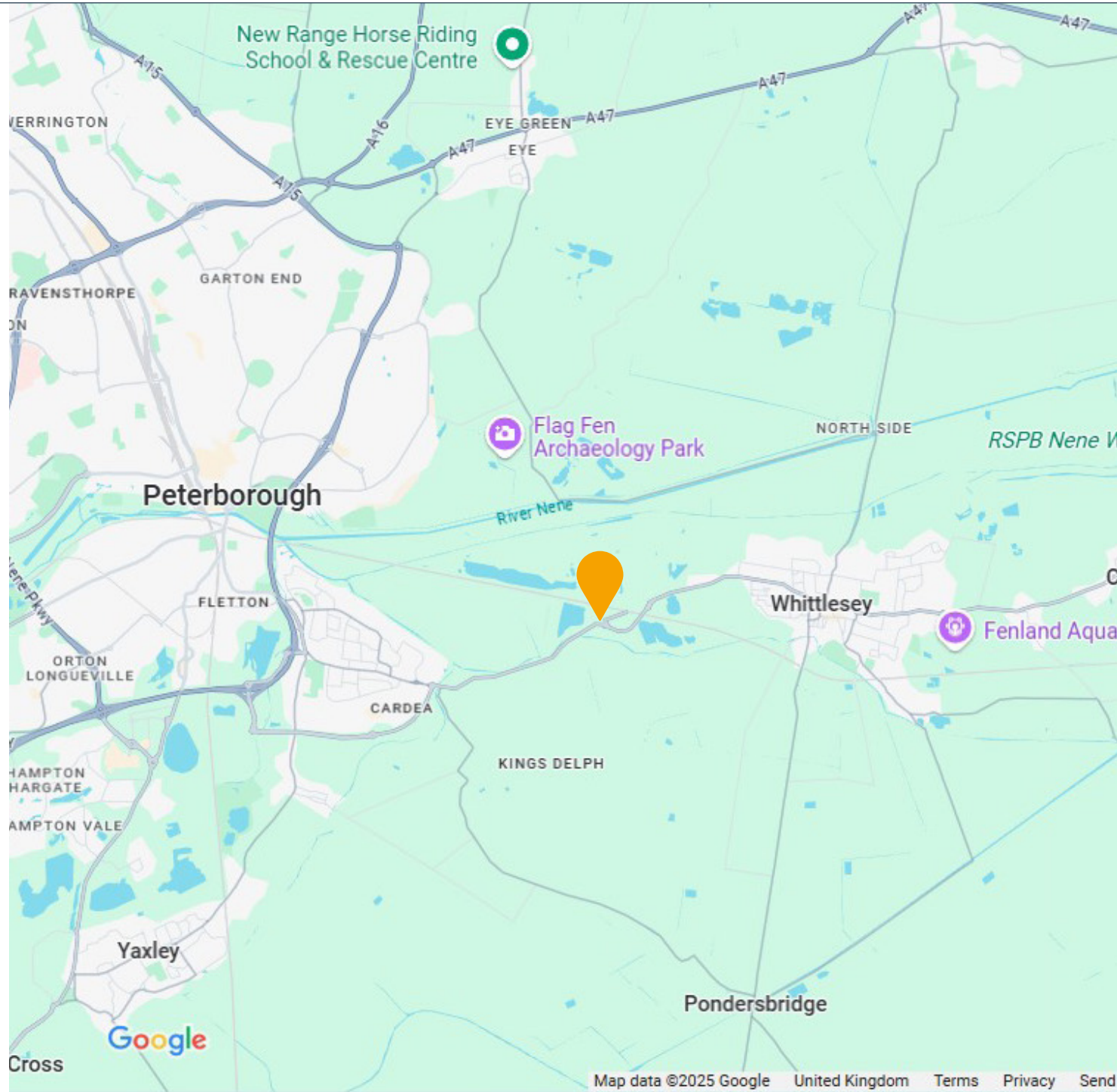
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

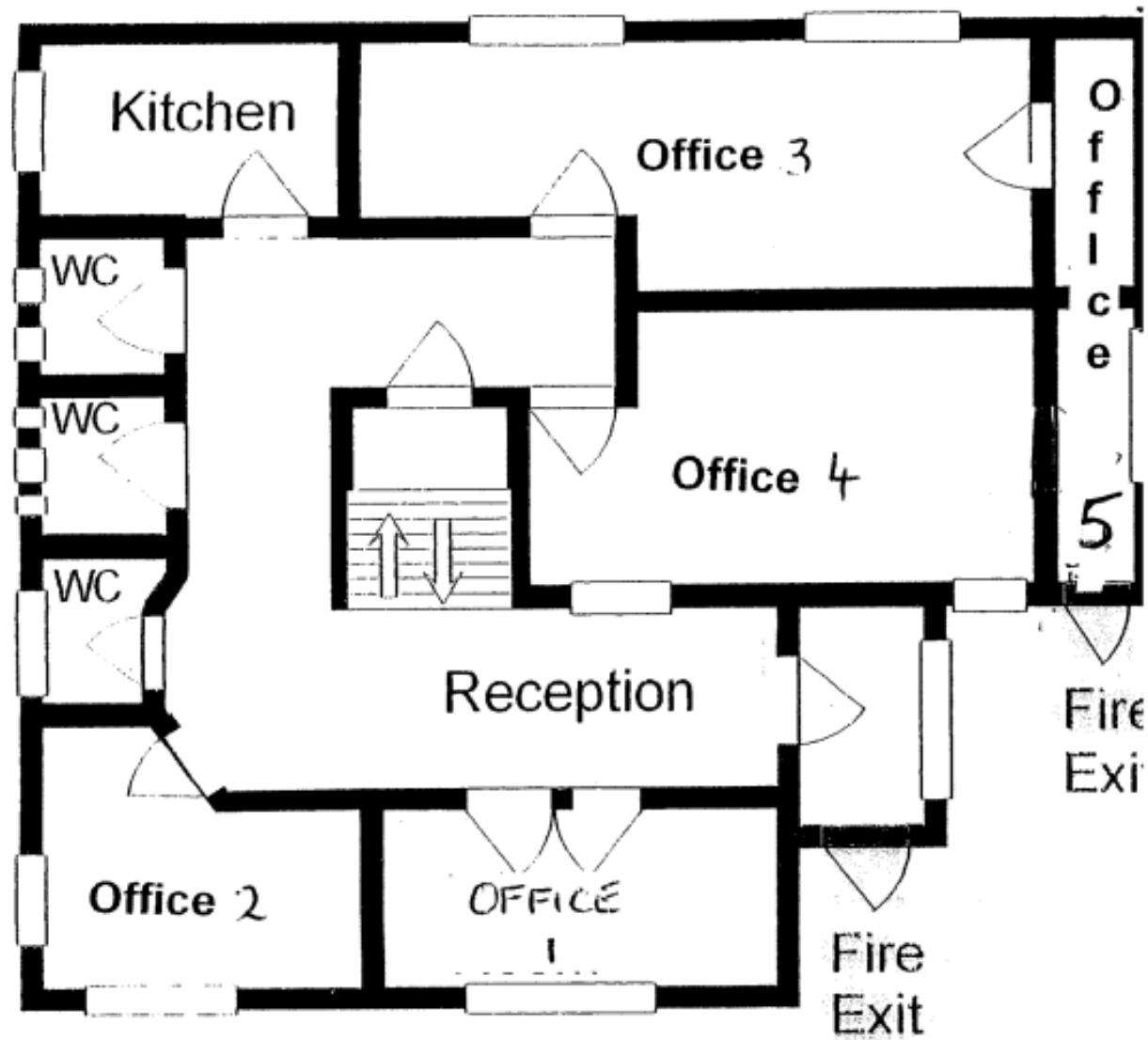
Prospective tenants will be required to provide confirmation of their identity and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

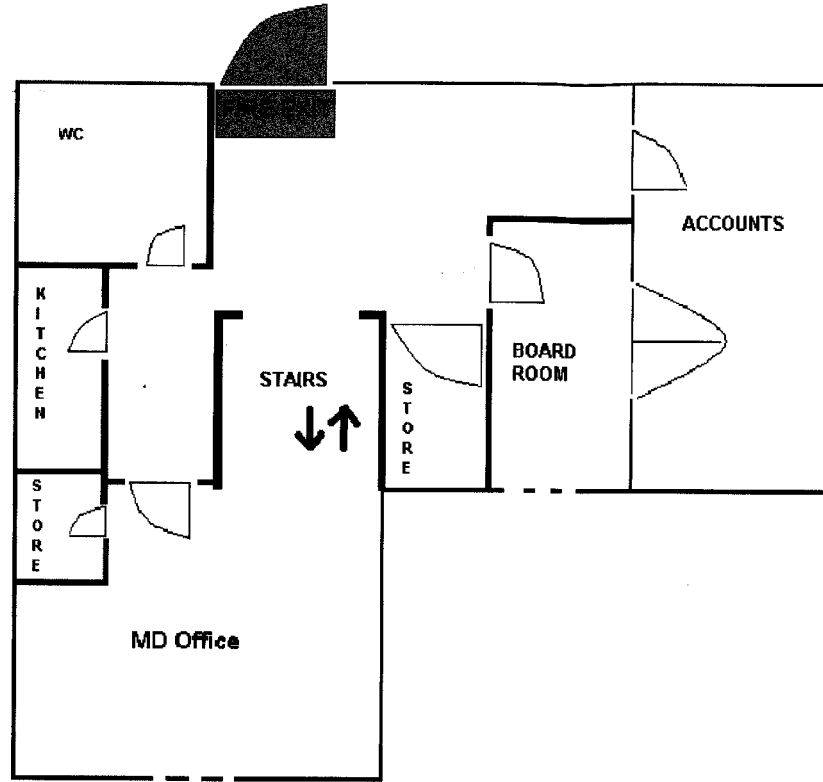
The offices are situated off Futhams Lane, fronting the main A605 trunk road located approximately 5 miles east of Peterborough city centre. Access to Peterborough's dual carriageway ring road system is available via the A605 which then in turn links the A605, A15, A47 trunk road with access to the A1(M) approximately 7 miles to the west.







GROUND FLOOR



FIRST FLOOR