

01733 897722

eddisons.com

OFFICES TO LET

Eddisons

Incorporating Barker Storey Matthews



**GROUND FLOOR UNIT 12, FLAG BUSINESS EXCHANGE, VICARAGE FARM ROAD
PETERBOROUGH PE1 5TX**

Rent from £19,000 pax

1,899 sq ft (176.40 sq m)

- Fully Refurbished Ground Floor Suite
- Excellent Level of On Site Parking
- LED Lighting
- Self Contained Ground Floor Suite

LOCATION

Flag Business Exchange is a development of 12 office units within a landscaped campus setting and is situated approximately 1 mile east of Peterborough City Centre, off Vicarage Farm Road, and is within easy reach of Frank Perkins Parkway (the A1139). Other occupiers on Flag include i3 media, Citizens Advice, Hales Group, Batt Cables plc, Millberg, and Greenwood Home Care, amongst others.

DESCRIPTION

The premises have been refurbished to an open plan layout. The buildings have high levels of glazing, carpets, central heating, suspended ceilings with recessed LED lighting and three compartment trunking. Excellent car parking ratio available.

SERVICES

Mains electricity / gas / water / drainage are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

Gd floor 12: 176.4 sq m (1,899 sq ft)

All measurements are approximate and prepared on a NIA basis.

BUSINESS RATES

Unit 12 currently has a single Rating Assessment for the building as a whole, which is currently being re-assessed on a floor by floor basis. Once reassessed it is anticipated that the Ground Floor will have a Rateable Value in the region of £17,000. Rates are normally payable at 49.9 pence in the pound on the Rateable Value. Interested parties are encouraged to confirm the Rates Payable figure with Peterborough City Council.

RENT

£19,000 per annum exclusive of VAT.

VAT

We understand that VAT will be charged on the rent.

LEGAL COSTS

Each party to bear their own legal costs

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the communal areas of the estate. Details on request from the agent.

EPC

Whole of unit 12 has an EPC banding of C(58)
Copy of the certificates available on request.

TIMING

The suite is immediately available.

LEASE TERMS

A new full repairing and insuring lease. Terms by negotiation.

VIEWING

Strictly by appointment with the joint sole agents:-

Eddisons
incorporating **Barker Storey Matthews**

Julian Welch
01733 556496
Julian.welch@eddisons.com

Or

Savills
01733 344414
William Rose
wrose@savills.com

801.116054
230908

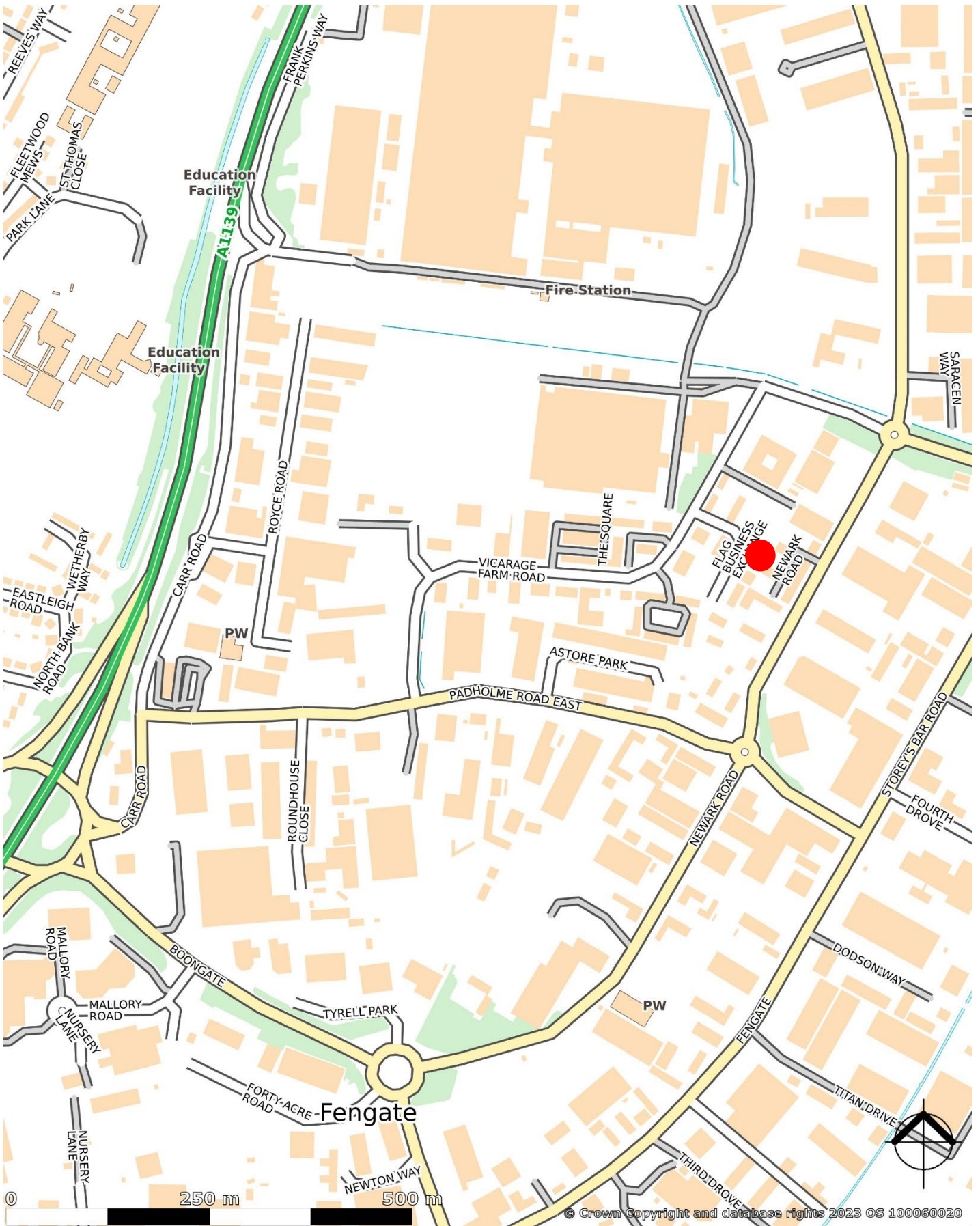
For more information, visit eddisons.com
T: 01733 897722

Important Information

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