

OFFICE TO LET / FOR SALE

# Planet House, Minerva Business Park

Peterborough, PE2 6FT



## Key Highlights

- Two storey offices
- Ground predominantly open plan with entrance lobby with various meeting rooms and Kitchenette
- 13 car parking spaces
- Prime office park location
- Air conditioning
- First floor additional office space and WC
- Suitable for a range of uses - subject to planning
- EPC: B

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

**01733 344414**

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## DESCRIPTION

The property comprises a two storey semi-detached office building with brick elevations and a pitched roof. The offices have suspended ceilings with recessed LED lighting, air conditioning cassettes and carpeted floors. The ground floor office is predominantly open plan with an entrance lobby, WC facilities and a kitchenette. The first floor comprises an additional WC and further office space.

## ACCOMMODATION

The accommodation comprises the following areas:

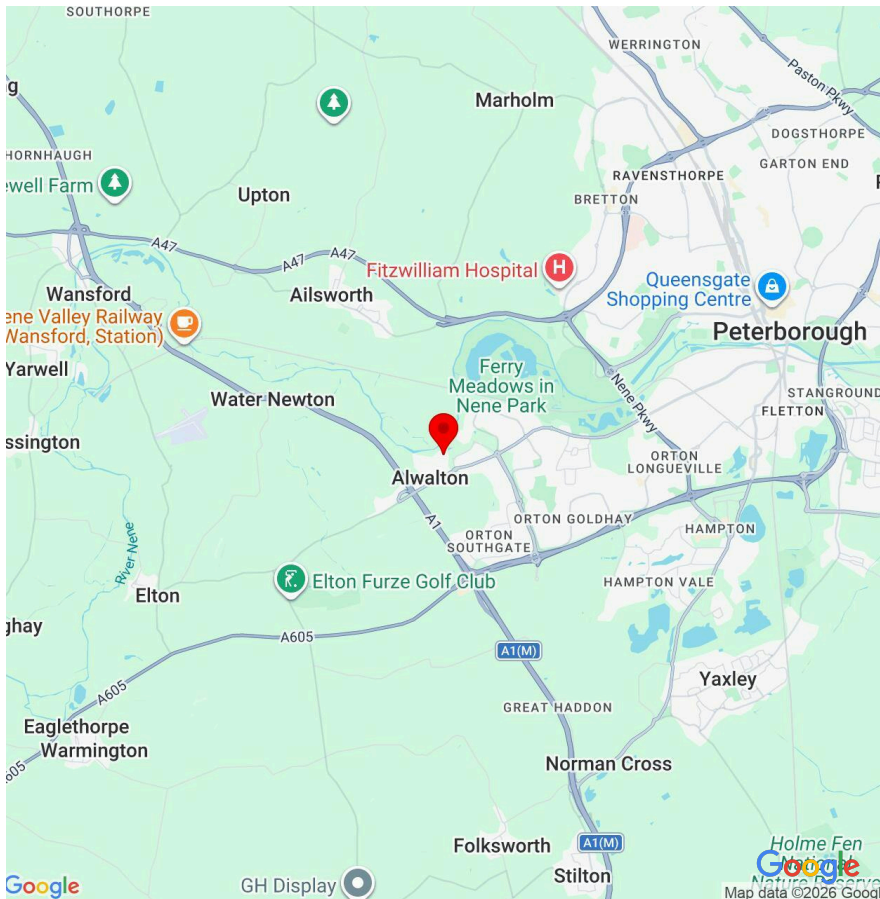
FLOOR AREA	SQ FT	SQ M
Unit	2,100	195
<b>TOTAL</b>	<b>2,100</b>	<b>195</b>

## LOCATION

The property is prominently located on Minerva Business Park. Minerva Business Park is located to the west of Peterborough city centre and forms part of Peterborough Business Park. It has excellent access to the A1(M) J17, A605, A47 and A15. There is a bus route from the city centre to the Business Park.

Peterborough is a historic 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 Railway Station is on the East Coast Mainline which allows direct access to London King's Cross with a fastest journey time of approximately 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 55 min). Peterborough is also served by the Cross Country operated Birmingham to Peterborough line with services to Leicester (55 min) and Birmingham (1 hr 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports. Peterborough is adjacent to the A1(M) with J17 approximately 2.5 miles away. There is also good access to A47, A15 and A605 via the Peterborough dual carriageway road system (Parkways).



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## VIEWINGS

Strictly by appointment with the sole agent.

## BUSINESS RATES

The VOA website lists the property with a rateable value from 1st April 2026, at £26,750. Estimated rates payable £11,556 per annum.

## EPC

The property currently has an EPC assessment of B - valid until 2036.

## TERMS

The offices are available to let on terms to be agreed, guide rent of £25,000 per annum. The property is also available for sale, guide price £265,000.

## VAT

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

## ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

## LEGAL COSTS

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

## SERVICE CHARGE

A service charge is payable towards the maintenance of the common areas of the estate.

## SERVICES

Mains electricity, water and drainage are all believed to be available to the property. Interested parties are advised to make their own enquiries.

## CONTACTS

For further information please contact:

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