



TO LET

Broadway Court, Broadway, Peterborough PE1 1RP

34.3 – 574.55 Sq M (369 Sq Ft – 6,162 Sq Ft)

- City Centre Office Suites
- On-Site Car Parking
- Recently Refurbished
- EPC Rating 'D'

Broadway Court, Broadway, Peterborough PE1 1RP



LOCATION

The cathedral city of Peterborough is a major commercial centre with a population in excess of 186,000 people in a catchment of over 550,000 within a 20 mile radius. It has excellent communications being approximately 80 miles north of London adjacent to the A1(M) and having a complete dual carriageway ring road system around the city. There are also fast and frequent rail connections to many parts of the country with the fastest train journey from Kings Cross to London being 46 minutes

The property is located on Broadway in the city centre with the bus and railway stations as well as shopping facilities include the Queensgate Shopping Centre all within walking distance.

DESCRIPTION

Broadway Court comprises a three-storey office building of 1,473 Sq M (15,854 Sq Ft) accessed from Broadway via an archway leading into a central courtyard.

The building has been refurbished and has the following specification:-

- Air-Conditioning (in some suites)
- Carpeting throughout
- Male & female WC's on each floor
- Car Parking
- 24-hour access with night security

ACCOMMODATION

The suites currently available have the following approximate net internal area:-

Description	Sq M	Sq Ft
Part 1 st Floor South Wing	220.73	2,376
Part 1 st Floor North Wing	60.58	652
Part 2 nd Floor North Wing (R)	49.37	531
Part 2 nd Floor North Wing (L)	34.3	369
Part 2 nd Floor North Wing	143.99	1,550
Part 2 nd Floor South Wing	63.58	684
Total	574.55	6,162

BUSINESS RATES

The available suites are currently awaiting assessment.

TERMS

The suites are available to let on new flexible leases on terms to be agreed.

LEGAL COSTS

Each party to bear their own legal costs in respect of the transaction.

VIEWING

Strictly by appointment with the sole agents.

Sam Major

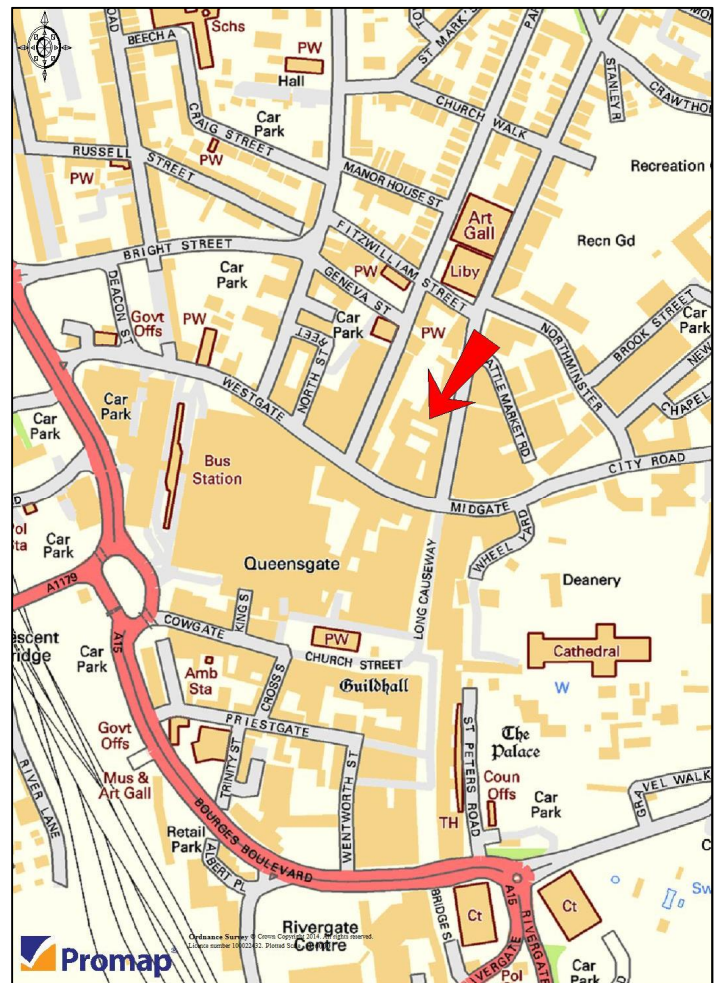
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 Compiled: October 2018