

**OFFICE TO LET**

# 3A Flaxley Road

Peterborough, PE2 9FT



## Key Highlights

- 3,472 sq ft
- Unique offices with lakeside setting
- Solar panels, LED lighting and raised access floors
- 36 parking spaces with electric charging points
- EPC Rating : B
- Suitable for a range of uses - subject to planning
- Detached office building

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

**01733 344414**

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## DESCRIPTION

Modern detached office building with glazed elevations, flat panel cladding, air conditioning, raised access floors, solar panels with access control, CCTV and intruder alarm. Externally there is parking and electric charging points. Good levels of block paved car parking and option for overflow parking (Details on application).

Updated interior photos available shortly.

## ACCOMMODATION

The accommodation comprises of the following

FLOOR AREA	SQ FT	SQ M
Ground	1,862	173
1st	1,862	173
<b>TOTAL</b>	<b>3,724</b>	<b>346</b>

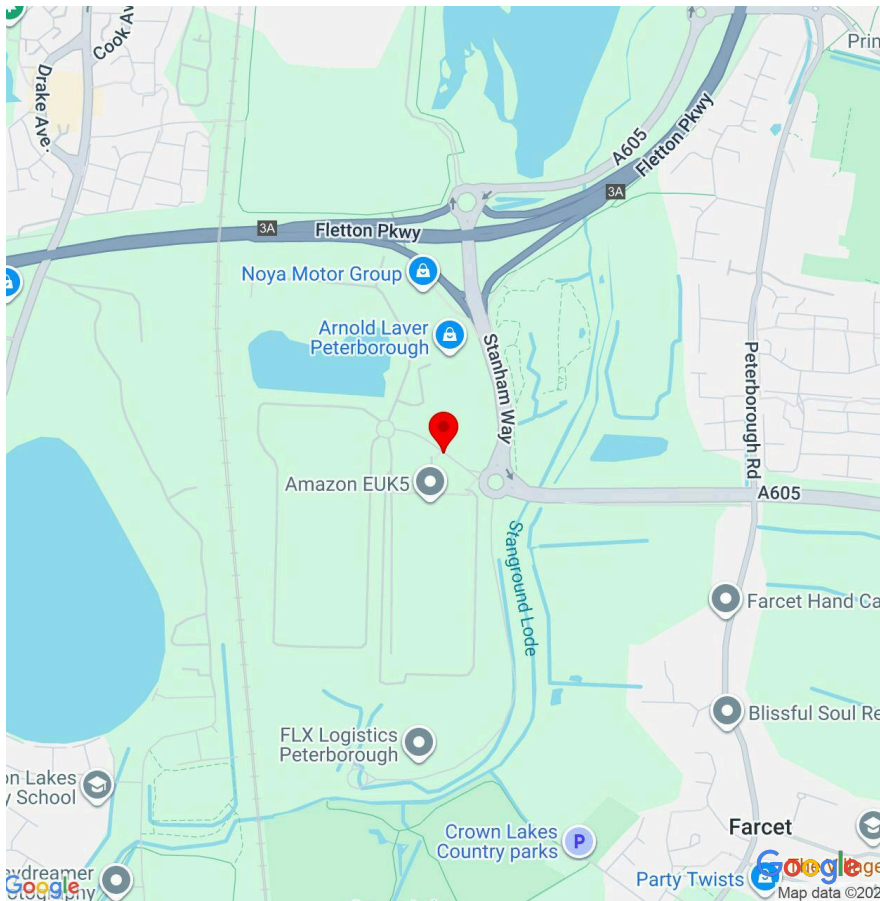
## LOCATION

The offices are located within Kingston Park, an established modern commercial park, nearby occupiers include Amazon, Debenhams, DFS, Capital Hair and Vogal. Kingston Park is located 3.5 miles from J17 of the A1(M) and 1.5 miles from Peterborough city centre.

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.

## TERMS

The office is available on a new lease on terms to be agreed.

## LEGAL COSTS

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

## BUSINESS RATES

From enquiries made of the Valuation Office Agency web site we understand the property has a current rateable value of £46,000.

## VAT

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

## SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

## EPC

The property currently has an EPC assessment of B - the certificate is attached.

## 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.

## PLANNING

Interested parties are advised to make their own investigations the Local Planning Authority.

## CONTACTS

For further information please contact:

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