

OFFICE

TO LET



5 Swan Court, Cygnet Park, Hampton  
Peterborough, PE7 8GX



**BTG**  
Eddisons

# 5 SWAN COURT

CYGNET PARK, HAMPTON , PETERBOROUGH PE7 8GX



Agreement

To let



Detail

Office



Rent

£23,000



Size

158.8 sq m (1,709 sq ft)



Location

Peterborough, PE7 8GX



Property ID

801.

**For Viewing & All Other Enquiries Please Contact:**



**GAVIN HYNES** MRICS  
Regional Managing Director

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## Property

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A newly refurbished end of terrace, two-storey unit within Swan Court finished to a high standard with a modern appearance. The property benefits from open-plan accommodation on both ground and first floors, each with a kitchenette area. There are WC facilities located on the ground floor

The building is fully carpeted throughout and fitted with LED lighting, air conditioning, CCTV, intercom systems serving both floors. There are 7 car parking spaces allocated to the unit.

## Accommodation

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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 <sup>2</sup>	ft <sup>2</sup>
Ground floor	74.7	804
First Floor	84.1	905
Total NIA	158.8	1,709

## Energy Performance Certificate

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Rating: B (27)

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Services

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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

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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

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**Charging Authority:** Peterborough City Council  
**Description:** Office and Premises  
**Rateable Value:** £21,750

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

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The property is available **To Let** by way of a Full Repairing and Insuring lease.

## Rent

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**£23,000 plus VAT**

## Service Charge

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A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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VAT will be charged in addition to the sale price.

## Legal Costs

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

## Anti-Money Laundering

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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

Swan Court is a modern courtyard development comprising fourteen individual buildings. As part of the Cygnet Park office area, it has rapidly become one of the prime office locations within Peterborough with occupiers including British Sugar, CDW, Mastercard and News International.

The area is very convenient for the dual carriageway ring road system, giving easy access to the A1 and the city centre.

Swan Court is also within walking distance of the Serpentine Green Shopping Centre anchored by Tesco Superstore with a host of other retailers. There are also a number of restaurants, hotel and gym in the immediate vicinity.





