

OFFICE TO LET

Broadway Court

Peterborough, PE1 1RP



Key Highlights

- City centre offices
- Occupiers include Peterborough Regional College & Richard Brown & Co Solicitors
- On site car parking
- EPC Rating: D
- Walking distance to train and bus station
- Nearby occupiers include Tesco, Poundland and Boots

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

01733 344414

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DESCRIPTION

Broadway Court comprises a three-storey office building which is accessed from Broadway via an archway leading into a courtyard. The suites include carpeting throughout, suspended ceiling, recessed fluorescent lighting and use of communal male and female WC facilities. The south wing suite also includes a separate kitchen area.

ACCOMMODATION

The accommodation comprises of the following

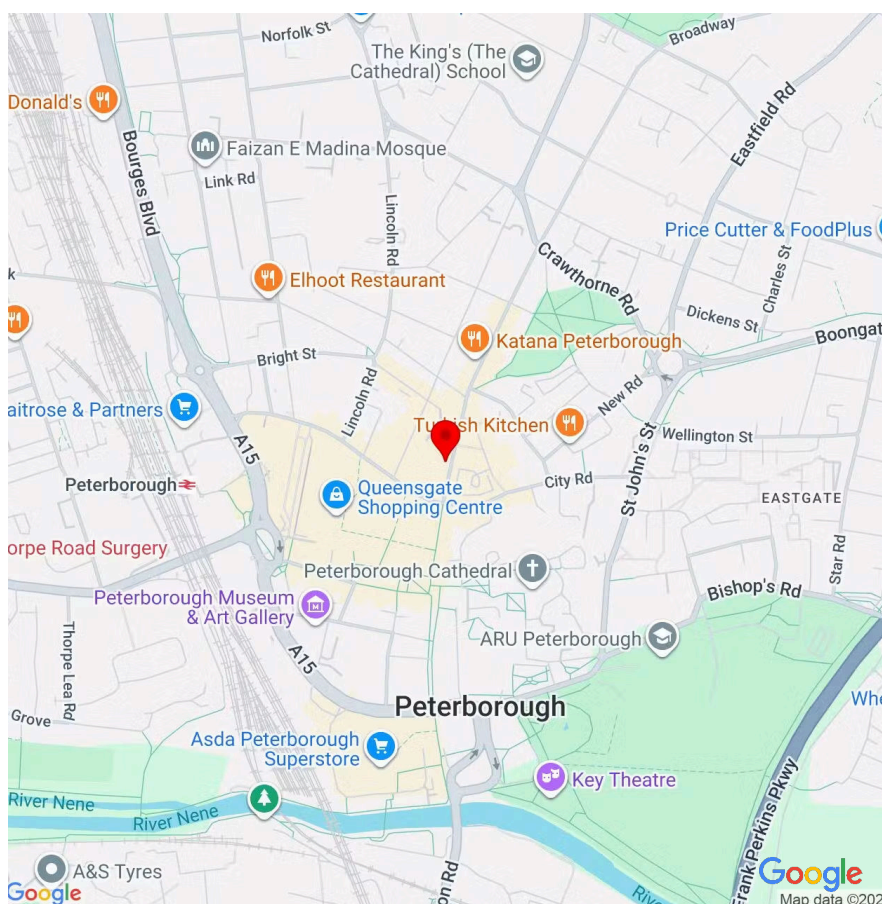
FLOOR AREA	SQ FT	SQ M
2nd - Floor - South Wing	1,227	114
2nd - Floor - West Wing	820	76
2nd - Floor - North Wing	1,924	179
1st - Floor - West Wing	1,200	111
1st - Floor - East Wing	586	54

LOCATION

The historic cathedral city of Peterborough is located approximately 80 miles north of London at the junction of the A1(M), A47 and A605 which provides access to A14 and M11.

Employers in the City include Churchill Insurance, Bauer, Yorkshire Building Society, Perkins Engines and Travelex. Peterborough has a population of over 195,000 and is on the Kings Cross to Edinburgh railway line with the fastest train journey from London Kings Cross to Peterborough being 46 minutes.

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



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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

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

SERVICE CHARGE

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

BUSINESS RATES

Available upon request.

VAT

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

ANTI-MONEY LAUNDERING REGULATIONS

To comply with AML, it is the responsibility for both parties to provide information necessary to complete these checks before the deal is completed.

EPC

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

LEGAL COSTS

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

PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

BROADWAY COURT BROADWAY PETERBOROUGH PE1 1RP		Energy rating D	
Valid until 16 December 2030		Certificate number 1869-3293-0780-6300-6096	
Property type		B1 Offices and Workshop businesses	
Total floor area		1872 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf)

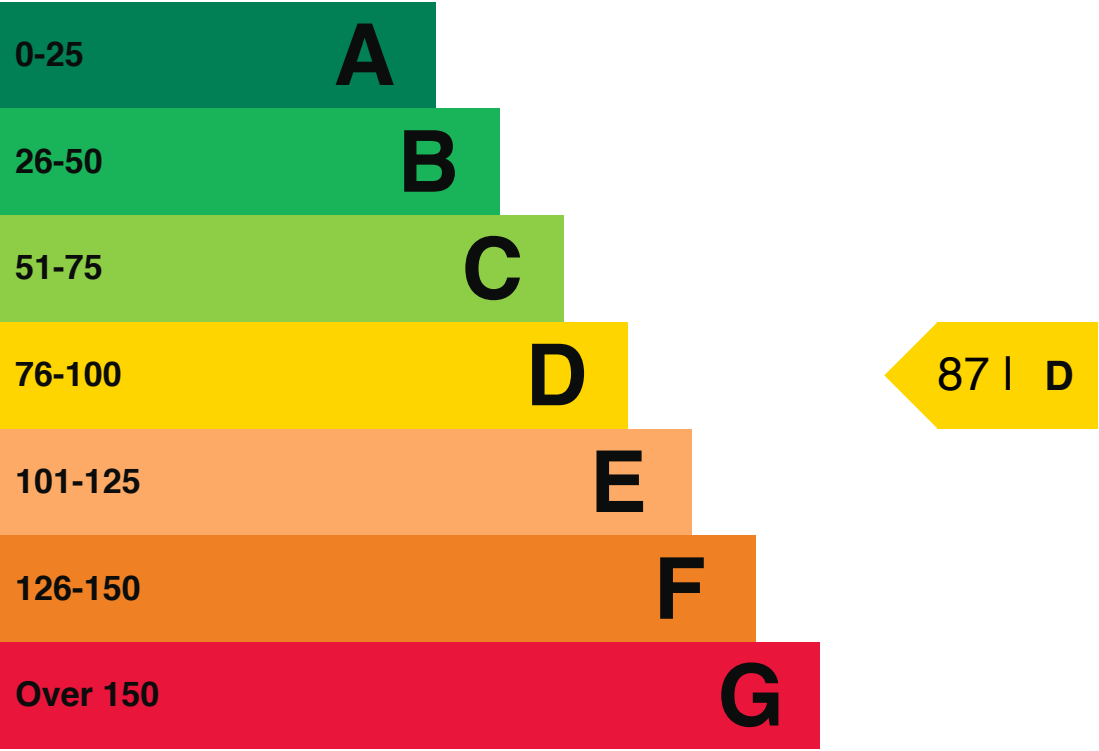
(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.

Under 0 **A+**

Net zero CO2



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 | B

If typical of the existing stock

75 | C

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

62.71

Primary energy use (kWh/m² per year)

364.96

► [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5223-2432-6543-9239-5667\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Anthony Claydon

Telephone

01733 442096

Email

info@yesenergysurveys.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/019571

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Date of assessment	10 December 2020
Date of certificate	17 December 2020
Employer	Yes Energy Surveys Ltd
Employer address	35 Leiston Court, Eye, Peterborough, Cambridgeshire, PE6 7WL
Assessor's declaration	The assessor is not related to the owner of the property.

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.