

TO LET / FOR SALE - OFFICE

UNIT 3 ACCENT PARK

Bakewell Road, Orton Southgate, Peterborough, PE2 6XS



Key Highlights

- 3,035 sq ft
- Open plan layout with meeting rooms
- 14 car parking spaces
- Ground floor currently configured with lab/storage space
- Two storey detached offices
- Air conditioning
- Prominent location fronting Bakewell Road

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Location

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approx 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. The city has excellent rail links with the fastest journey time to London's Kings Cross St Pancras of approx 45 minutes. Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure.

The property is prominently located in Orton Southgate, approx 6 miles north of Peterborough city centre and is just off the J17 of the A1(M). Orton Southgate is one of Peterborough's main business locations and nearby occupiers include BGL, Virgin Media and Yorkshire Building Society.

Description

The property comprises a two storey detached office building of brick construction with a pitched tile roof. Internally, the layout is mostly open plan with separate meeting/storage rooms on the ground and first floor. Both floors include suspended ceilings, recessed fluorescent lighting, air conditioning, gas fired central heating, kitchen and WC facilities. The ground floor doesn't have a raised access floor, due to its current use as a laboratory/storage area, but there is scope for one to be installed if intended to use as office space. Externally the property has 14 car parking spaces- equating to a parking ratio of 1 space per 222 sq.ft of accommodation.

Accommodation

The accommodation comprises of the following

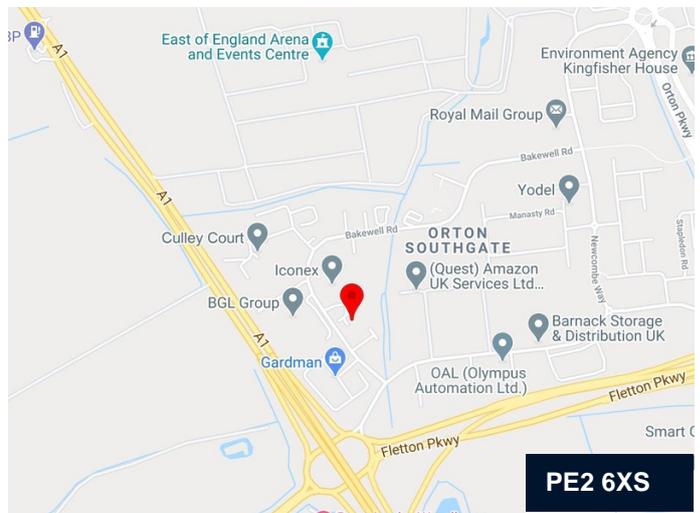
Name	Sq ft	Sq m
Ground - Floor	1,520	141.21
1st - Floor	1,515	140.75
Total	3,035	281.96

Terms

The property is available for sale freehold - guide price upon application to the agents. The owners may consider a letting.

Viewings

Strictly by appointment with the joint agents, Savills and Julian Welch of Eddisons - 01733 897722



Contact

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