

TO LET - OFFICE

FENLAKE HOUSE

Eastern Industry, Peterborough, PE1 5BQ



Key Highlights

- 1,047 to 2,312 sq ft
- Ground & first floor offices
- To be refurbished
- Detached two storey offices premises
- 7 parking spaces
- Air conditioning

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Location

Peterborough is a cathedral city in Cambridgeshire, situated in the East of England. The city has excellent rail connections, with the fastest journey time to London's Kings Cross of approximately 45 minutes.

The property is located off Fengate, Eastern Industry, one of Peterborough's main commercial locations. Nearby occupiers include British Car Auctions, Perkins Engines plus a number of offices, trade, manufacturing and leisure businesses. Eastern Industry is approximately 2 miles from the city centre and is accessed off the Frank Perkins Parkway (A1139) with links to the A15 and the A1(M).

Description

The property comprises a two storey office building of steel frame construction, cladding to eaves and a pitched roof. The offices suites available are at ground floor and first floor levels. The kitchen and WC's are on the ground floor. The office suites have suspended ceilings, recessed lighting and carpeted flooring. Some of the office space has air conditioning. Externally, there are two yards to the rear and car parking for 7 cars. The offices are to be refurbished.

Accommodation

Name	Sq ft	Sq m
Unit - Ground Floor Office	1,047	97.27
Unit - First Floor Office	1,265	117.52
Unit - Total	2,312	214.79

Rateable Value

We understand the offices required to be re-assessed by the Valuation Office Agency.

Terms

The premises are available on a new full repairing and insuring lease for a term to be negotiated at a rent of £20,000 per annum exclusive.

Viewings

Strictly by appointment with the sole agents.

Business Rates

N/A



Contact

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