

OFFICE TO LET

Sand Martin House, Bittern Way

Peterborough, PE2 8AP



Key Highlights

- Premier Riverfront location (city centre)
- High quality air-conditioned accommodation
- Grade A office space
- EPC - B
- Furniture potentially available as part of a deal
- Forming part of Peterborough City Council HQ
- Unlimited parking in multi-storey car park next door (additional cost)

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

01733 344414

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DESCRIPTION

The available space is located on the ground floor of the Peterborough City Council HQ (building comprises 87,300 sq ft in total) which was built in 2018. The suite is fitted to an excellent standard and benefit from full access raised floors, air-conditioning and LED lighting. The offices are predominately open plan with suspended ceilings. They benefit from fully fitted kitchen facilities, partitioned meeting rooms and WC's.

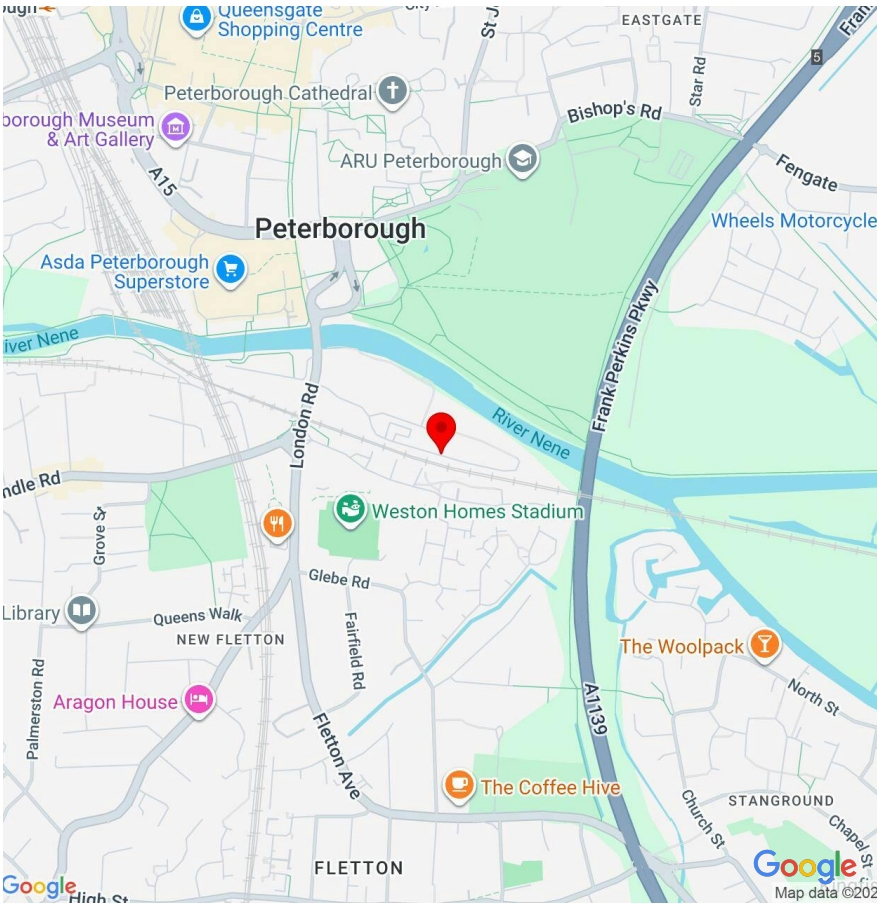
ACCOMMODATION

The accommodation comprises the following net internal areas:

FLOOR AREA	SQ FT	SQ M
Ground - Floor	4,967	461
TOTAL	4,967	461

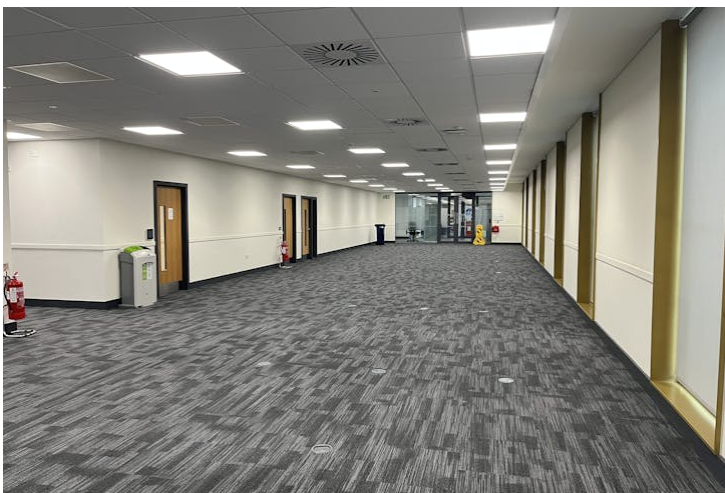
LOCATION

Peterborough is a 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. The city has excellent rail with the fastest journey time to London's Kings Cross St Pancras being approximately 45 minutes. Fletton Quays is a new landmark development in the city centre. It boasts modern office buildings for Peterborough City Council, CITB and a new Government Hub. There are retail outlets occupied by Greggs and Bewitched Coffee, over 500 residential apartments and a proposed new Hilton Garden Inn with 160 rooms. There are plans for further residential development nearby.



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VIEWINGS

Strictly by appointment with the sole agents, Savills.

SERVICE CHARGE

An estate service charge is payable towards the upkeep of the estate.

VAT

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

BUSINESS RATES

The Business Rates for the suites are to be assessed separately. The rates payable are estimated to be in the region for £5.90 per sq ft per annum from 1st April 2023.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

TERMS

The property is available to let on terms to be agreed. Guide rent of £13.50 psf + VAT.

EPC

To be assessed.

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.

PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

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