

OFFICE TO LET

Kingston Park South PS140

Peterborough, PE2 9EN



Key Highlights

- First & second floor offices
- Air conditioning
- Suspended ceilings
- LED Lighting
- Furnished and un-furnished available
- Self contained showers and WC's
- Good level of parking available

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

01733 344414

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DESCRIPTION

Self-contained first and second floor offices within modern distribution centre. The first floor offices have raised floors, suspended ceilings with LED lighting, air conditioning, a kitchen area, showers and parking for 20 cars.

The second floor office is newly furnished, with a board room, two partitioned offices, raised floors, suspended ceilings with LED lighting, air conditioning, a kitchen area, showers and parking for 20 cars.

ACCOMMODATION

The accommodation comprises the following areas:

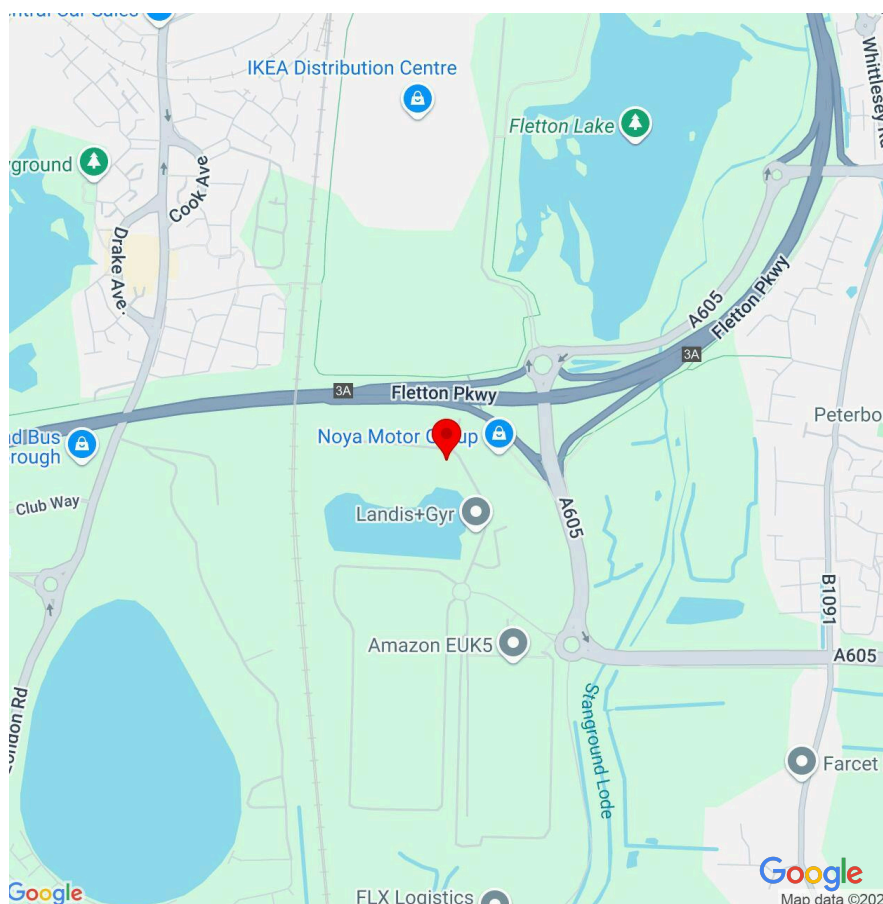
FLOOR AREA	SQ FT	SQ M
1st - Floor	2,584	240
2nd - Floor	2,584	240
TOTAL	5,168	480

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.

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population, now in excess of 200,000.

PS140 is located adjacent to Fletton Parkway (A1139) which provides excellent access to the A1M (J17), A605, A47 and A15 etc. It is approximately a 15 minute drive to Peterborough city centre and railway station which has excellent services to Kings Cross (49 minutes) as well as York, Edinburgh etc.

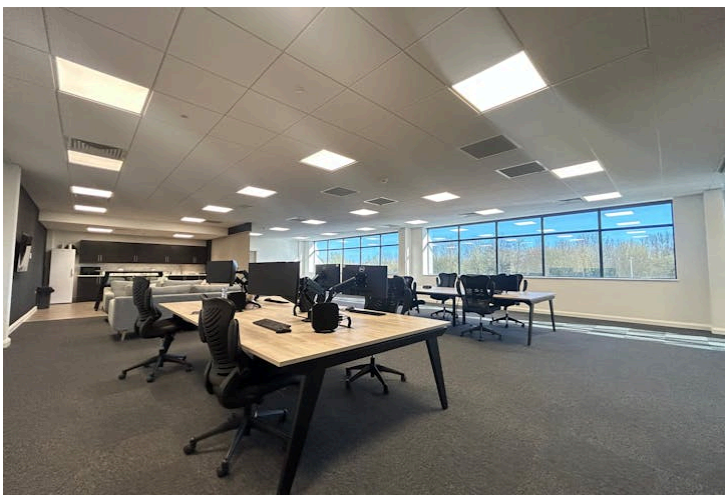
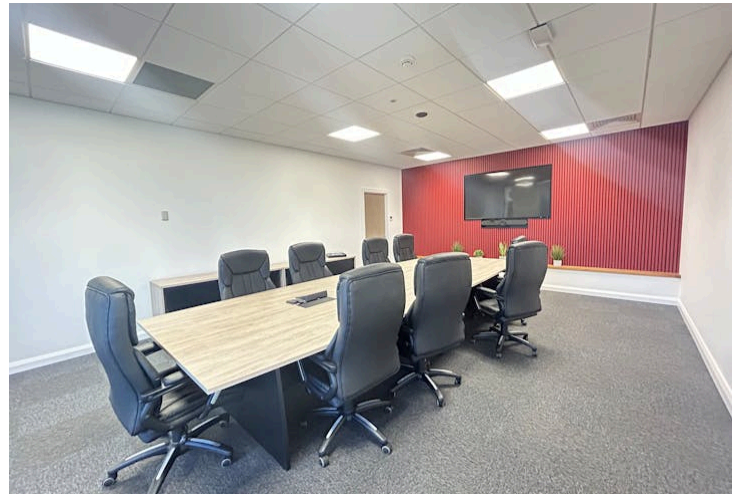
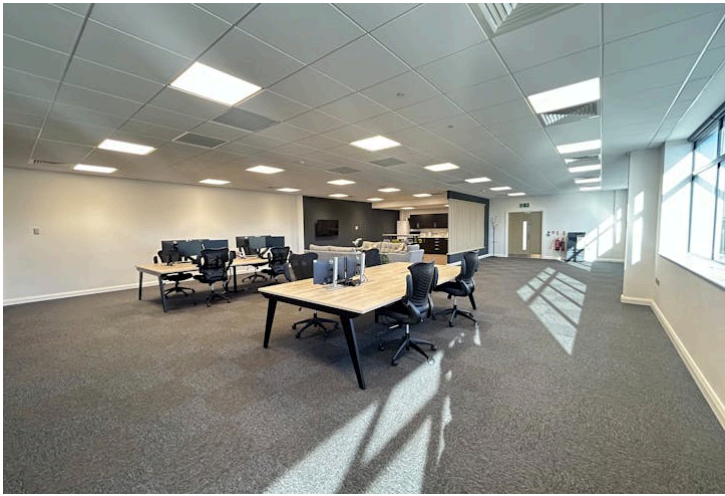
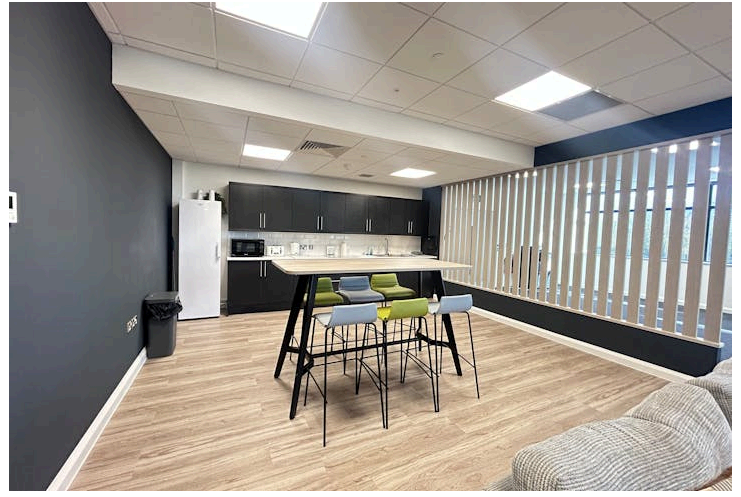


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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

The property is available to rent by way of a sub-lease on terms to be agreed.

BUSINESS RATES

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.

EPC

The property currently has an EPC assessment of A

LEGAL COSTS

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

CONTACTS

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