

TO LET - OFFICE

26-28 BROADWAY

Peterborough, PE1 1RS



Key Highlights

- 1,561 sq ft
- First floor office suite
- 1 car parking space
- Refurbished WC and shower facilities
- Self-contained with own entrance off Broadway
- Open plan layout with storage
- EPC Rating: B

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Description

This first floor office suite is self-contained and predominantly open plan with refurbished WC facilities, a shower room and store to the rear. The offices are fitted with suspended ceilings, recessed LED lighting, perimeter cable trunking and radiator central heating. It is considered suitable for a range of uses (subject to planning).

Externally there is 1 car parking space at the rear of the building.

Location

The property is prominently on Broadway in Peterborough city centre, it is close to Queensgate Shopping Centre and the railway and bus stations. Nearby occupiers include Tesco, Wetherspoons and Poundland. It is close to a new 300+ apartment scheme currently under construction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Floor	1,561	145.02	Available
Total	1,561	145.02	

Viewings

Strictly by appointment with the sole agent.

Terms

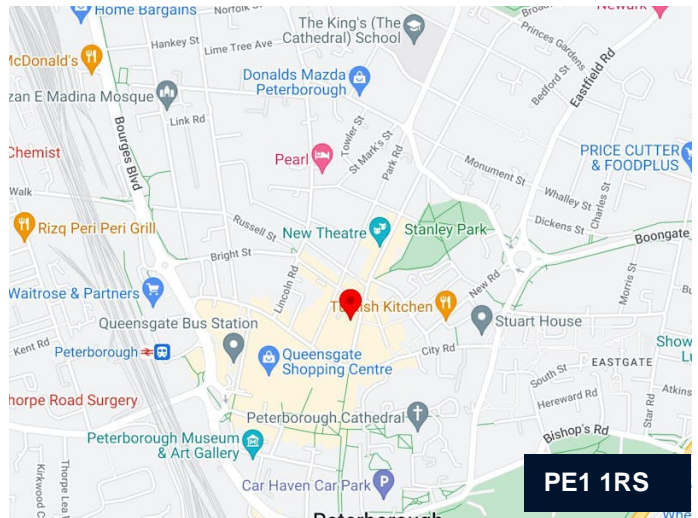
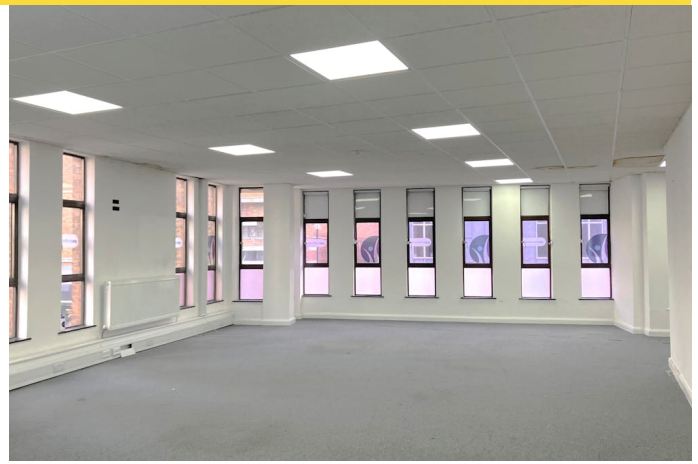
The property is available to rent on terms to be agreed. Guide rent of £15,000 per annum plus VAT.

Service Charge

A service charge is payable in connection with the upkeep of the external elements of the building.

Business Rates

Rates payable: £8,607.75 per annum
(based upon Rateable Value: £17,250)



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Energy performance certificate (EPC)

<p>FIRST FLOOR OFFICE 26-28 Broadway PETERBOROUGH PE1 1RS</p>	<p>Energy rating</p> <h1>B</h1>	<p>Valid until: 11 May 2027</p> <hr/> <p>Certificate number: 0961-0336-2299-0022-9092</p>
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Property type	B1 Offices and Workshop businesses
Total floor area	157 square metres

Rules on letting this property

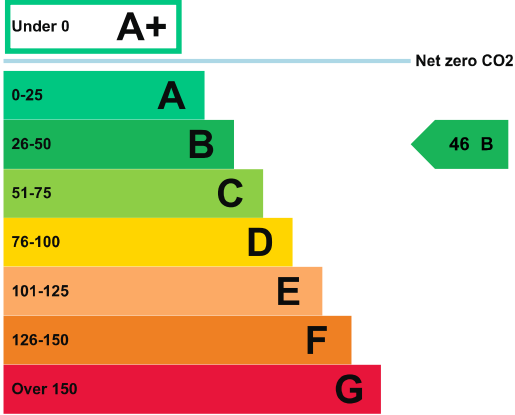
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

21 A

If typical of the existing stock

61 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 (kgCO ₂ /m ² per year)	39.27
Primary energy use (kWh/m ² per year)	229

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0990-2322-9040-9290-6613\)](#).

