

TO LET - OFFICE

PRIESTGATE HOUSE

3-7 Priestgate, Peterborough, PE1 1JN



Key Highlights

- 925 to 12,558 sq ft
- Comfort cooling
- Suitable for a range of uses - subject to planning
- Security fob access to the building
- Located in Peterborough city centre
- Passenger lift
- Nearby car parking by way of annual season permits - subject to negotiation
- EPC - C

SAVILLS Peterborough
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Location

Peterborough is a historic cathedral city located in the east of England and is the largest city in Cambridgeshire. Peterborough is well located being approximately 75 miles north of London, 36 miles from Cambridge and 80 miles from Birmingham. There is a strong road network with access to the A47, A1(M), A14 and M11 nearby. There is an excellent train services to London and Edinburgh with the fast journey time to Kings Cross being approximately 45 minutes.

The property is located in Peterborough city centre and is within walking distance to Queensgate Shopping Centre and bus and railway stations.

Description

The premises comprises six self-contained office suites, assessed via a ground floor lobby with lift and stairs access. The offices are carpeted throughout with suspended ceilings, fluorescent lighting and kitchenettes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Suite - 1	1,052	97.73	£9 /sq ft	Available
Suite - 2	3,460	321.44	£9 /sq ft	Available
Suite - 3	1,072	99.59	£9 /sq ft	Available
Suite - 4	3,460	321.44	£9 /sq ft	Available
Suite - 5	925	85.94	£9 /sq ft	Available
Suite - 6	2,589	240.53	£9 /sq ft	Available
Total	12,558	1,166.67		

Terms

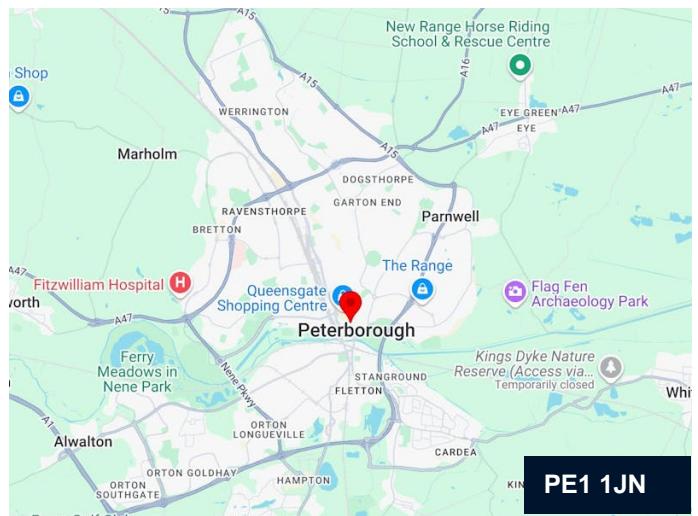
The suites are available to let on terms to be agreed.

Viewings

Strictly by appointment with the sole agents.

Business Rates

Suite 5 £10,500 RV Suite 6 £29,750 RV



Contact

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Energy performance certificate (EPC)

Priestgate House 3-7 Priestgate PETERBOROUGH PE1 1JN	Energy rating C	Valid until: 16 October 2034
		Certificate number: 1548-5858-2362-5679-8370

Property type	Offices and Workshop Businesses
Total floor area	1,329 square metres

Rules on letting this property

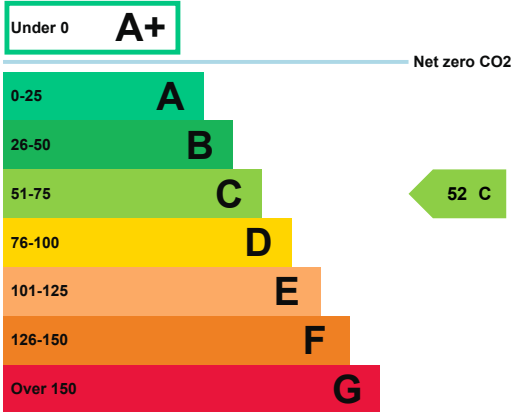
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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	12 A
If typical of the existing stock	48 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	12.31
Primary energy use (kWh/m ² per year)	133

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8691-2606-9651-2223-6872\)](/energy-certificate/8691-2606-9651-2223-6872).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Leanne Wells
Telephone	07763 913515
Email	leanne@epcservicesonline.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018239
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Services
Employer address	Aldergrove, Dozens Bank, West Pinchbeck, Spalding, Lincolnshire, PE11 3NF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 October 2024
Date of certificate	17 October 2024