

TO LET - OFFICE / SERVICED OFFICE

ENDEAVOUR HOUSE

Saville Road, Peterborough, PE3 7PR



Key Highlights

- 452 to 2,518 sq ft
- EPC Rating: D
- 100% Small Business Rates relief for qualifying businesses
- Good level of parking
- Modern office suites
- All inclusive rents including utilities
- 2 minute drive from the A47
- Suitable for a range of uses - subject to planning

SAVILLS Peterborough
Stuart House
Peterborough PE1 5DD

01733 344414

savills.co.uk



Description

The property comprises of seven high quality office suites all located on the first floor of Endeavour House. All suites include comfort cooling and suspended ceilings with flush mounted light fittings. There is WC accommodation and a separate entrance core for the first floor. There are 16 parking spaces available. Please note the rent is all inclusive of utilities excluding WiFi.

Location

The property is located in the Westwood area of Peterborough approximately two miles north west of Peterborough City Centre. There is easy access to the A47 via Gresley Way or Bretton Gate to the West. The site is accessed from the southern end of Saville Road.

Accommodation

The accommodation comprises the following areas:

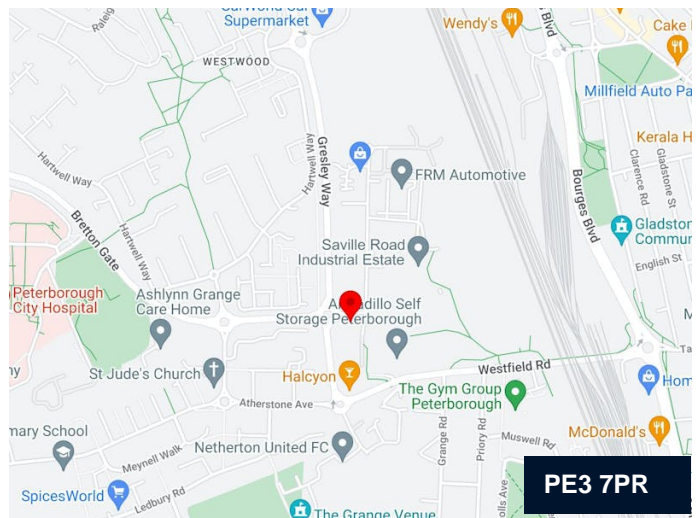
Name	sq ft	sq m	Rent	Rates Payable	Availability
Suite - 1	700	65.03	£1,315 /month	£3,443.10 /annum	Under Offer
Suite - 2	452	41.99	£850 /month	£3,542.90 /annum	Under Offer
Suite - 3	484	44.97	£910 /month	£2,395.20 /annum	Under Offer
Suite - 4	226	21	£425 /month	£1,197.60 /annum	Available
Suite - 6	215	19.97	£405 /month	£1,110.28 /annum	Available
Suite - 7	140	13.01	£265 /month	£773.45 /annum	Under Offer
Suite - 8	301	27.96	£565 /month	£1,521.95 /annum	Under Offer

Terms

Flexible terms available from 1 year upwards longer lease terms with 3 monthly break clauses available. Rents payable monthly in advance by standing order and are quoted exclusive of VAT.

Business Rates

All suites have a Rateable Value below £12,000, therefore eligible businesses will qualify for 100% Small Business Rates relief meaning no business rates will be payable. We advise interested parties to check with Peterborough City Council.



Contact

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Energy performance certificate (EPC)

Ground Floor Endeavour House Saville Road Westwood PETERBOROUGH PE3 7PS	Energy rating	Valid until: 4 November 2031
	C	Certificate number: 3329-2976-1383-0156-6682

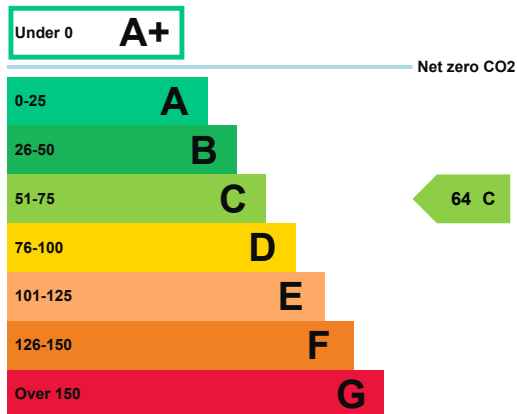
Property type	B1 Offices and Workshop businesses
Total floor area	554 square metres

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	32 B
If typical of the existing stock	95 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	37.53
Primary energy use (kWh/m ² per year)	220

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3750-8719-0379-8842-8198\)](/energy-certificate/3750-8719-0379-8842-8198).

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	Anthony Claydon
Telephone	01733 442096
Email	info@yesenergysurveys.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/019571
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Yes Energy Surveys Ltd
Employer address	35 Leiston Court, Eye, Peterborough, Cambridgeshire, PE6 7WL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 November 2021
Date of certificate	5 November 2021

Energy performance certificate (EPC)

First Floor Endeavour House Saville Road Peterborough PE3 7PS	Energy rating	Valid until: 4 November 2031
	D	Certificate number: 1746-8842-8142-8533-8529

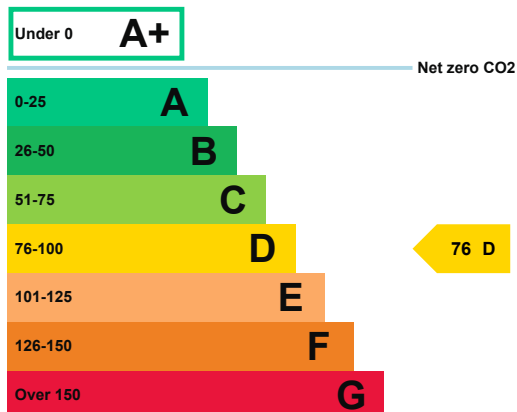
Property type	B1 Offices and Workshop businesses
Total floor area	528 square metres

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 D.



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	27 B
If typical of the existing stock	78 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	46.67
Primary energy use (kWh/m ² per year)	273

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3455-0140-8305-0036-0479\)](#).

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	Anthony Claydon
Telephone	01733 442096
Email	info@yesenergysurveys.com

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