

**OFFICE TO LET**

# Unit 1 Office Village, Forder Way, Cygnet Park, Hampton

Peterborough, PE7 8GX



## Key Highlights

- Prominently located in Cygnet Park, Hampton close to the A1(M)
- Open plan layout
- EPC Rating: C
- Short walk to Starbucks and Serpentine Green Shopping Centre
- 20 allocated car parking spaces
- Self-contained office
- Suitable for a range of uses - subject to planning

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

**01733 344414**

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## DESCRIPTION

The property comprises a prominent detached two-storey modern office building of brick construction with a pitched roof.

The offices provide open plan space plus a few partitioned offices, a reception, LED lighting, Air Conditioning, WC's and kitchen areas on both floors.

Externally there are 20 allocated car parking spaces.

## ACCOMMODATION

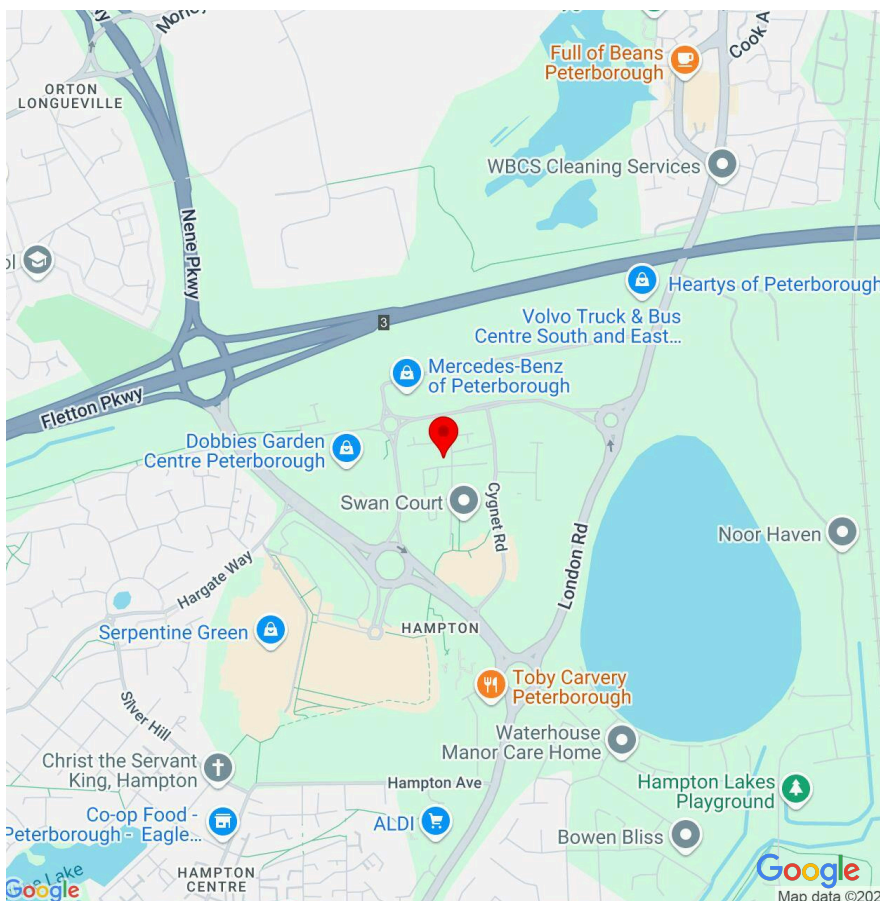
FLOOR AREA	SQ FT	SQ M
Ground - Floor	2,459	228
1st - Floor	2,385	222

## LOCATION

Office Village is a modern development of 10 office units situated in Cygnet Park, Hampton on the southern side of Peterborough. Cygnet Park is 1.5 miles from Junction 17 of the A1(M) and close to Junction 3 of the A1139 Frank Perkins Parkway giving access to all parts of the city. It is close to the Serpentine Green Shopping Centre (including Tesco Extra), Dobbies Garden Centre and nearby leisure facilities including Starbucks, Costa and McDonalds.

Peterborough is a historic 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 is adjacent to the A1(M) with J17 approximately 2.5 miles away. There is also good access to A47, A15 and A605 via the Peterborough dual carriageway road system (Parkways).



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## VIEWINGS

Strictly by appointment with the sole agents.

## TERMS

The property is available to let on a sub lease until March 2026 or a new lease for a longer term directly with the landlord may be considered.

## VAT

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

## BUSINESS RATES

The floors are currently assessed separately: GF Rateable Value of £26,250. FF Rateable Value of £26,500.

## LEGAL COSTS

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

## PLANS

Floor plans available upon request.

## EPC

The property currently has an EPC assessment of C - the certificate is attached.

## SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

## PLANNING

Interested parties are advised to make their own investigations the Local Planning Authority.

## CONTACTS

For further information please contact:

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# Energy performance certificate (EPC)

Unit 1 Office Village, Forder Way Cygnet Park, Hampton PETERBOROUGH PE7 8GX	Energy rating	Valid until: <b>16 November 2027</b>
	<b>C</b>	Certificate number: <b>9350-3089-0733-0790-9705</b>

Property type	B1 Offices and Workshop businesses
Total floor area	259 square metres

## Rules on letting this property

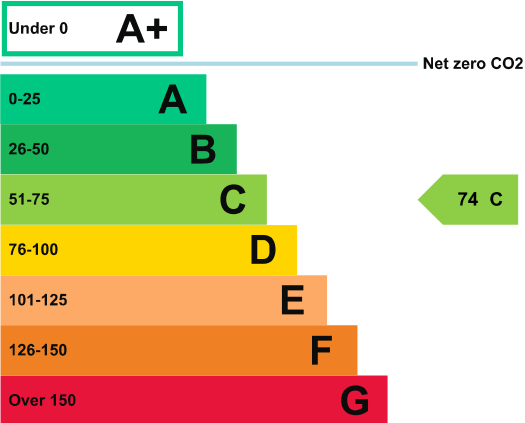
Properties can be let if they have an energy rating from A+ to E.

## 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	<b>25 A</b>
If typical of the existing stock	<b>74 C</b>

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	61.64
Primary energy use (kWh/m <sup>2</sup> per year)	363

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0930-0743-5739-0809-7096\)](/energy-certificate/0930-0743-5739-0809-7096).

## 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	Kieran Patini
Telephone	02476233144
Email	<a href="mailto:kieran.patini@wensleylawz.com">kieran.patini@wensleylawz.com</a>

### 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/021413
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 November 2017
Date of certificate	17 November 2017