

TO LET - OFFICE

WINCHESTER PLACE

80 Thorpe Road, Peterborough, PE3 6AP



Key Highlights

- 2,277 to 7,389 sq ft
- Self contained office to be refurbished
- Kitchen & WC facilities on both floors
- Potential to be split
- City centre offices with parking
- Part Open plan/part cellular offices
- EPC's to be re-assessed
- 23 parking spaces

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Description

Winchester Place is a detached self-contained two storey office building, offering a lift and good parking facilities. To the front there is an adjoining Co-op Store with dedicated parking.

Internally the property is predominately open plan with cellular offices in part. The offices are carpeted throughout with is a mixture of LED and fluorescent lighting, perimeter trunking throughout and kitchen facilities on both floors.

Location

Winchester Place is located on Thorpe Road on the edge of Peterborough City Centre and is within walking distance of Peterborough train and bus station. There is on site car parking and to the front of the property there is a Co-op store with its own designated parking area.

Nearby occupiers include Co-op Store, City Care/Dynamic Health Centre with Thorpe Road providing good access to the Longthorpe and Nene Parkways which in turn provides access to the A1(M) J17.

Accommodation

Name	sq ft	sq m
Ground - Entrance	235	21.83
Ground - Floor South Wing	2,277	211.54
1st - Floor North Wing	2,277	211.54
1st - South Wing	2,277	211.54
1st - Connection	323	30.01
Total	7,389	686.46

Viewings

Strictly by appointment with the sole agents.

Terms

The property is available to let on terms to be agreed.

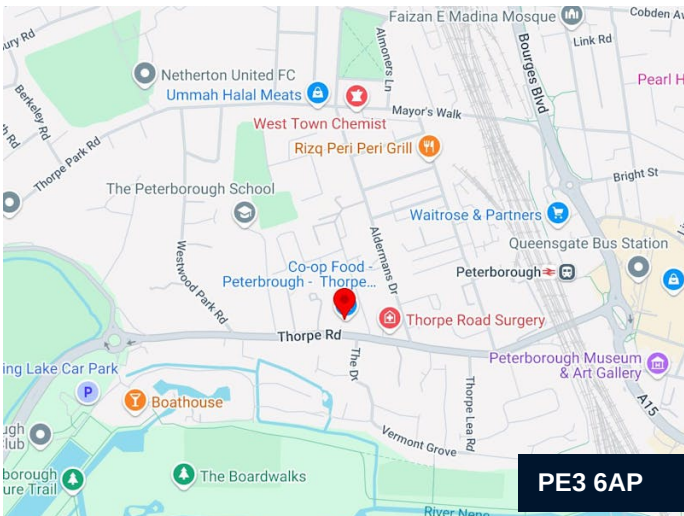
Business Rates

The property currently has the following Rateable Values as at 2024/25:-

Ground Floor North Wing - £30,500

First Floor North Wing - £34,500

First Floor South Wing - £35,500



Contact

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