



# WESTERNHOUSE

## TO LET

BLOCK B | WESTERN HOUSE | LYNCHWOOD | PETERBOROUGH BUSINESS PARK | PE2 6FZ



**MODERN OFFICES** ■

**PREMIER BUSINESS PARK LOCATION** ■

**OPEN PLAN SPACE** ■

**AIR CONDITIONING** ■

**1,132.3 - 2,359.5 SQ M (12,188 - 25,397 SQ FT)** ■

The premises comprise a two storey office building with a generous shared reception area for the ground and first floor suites which can be manned to suit the occupier's requirements.

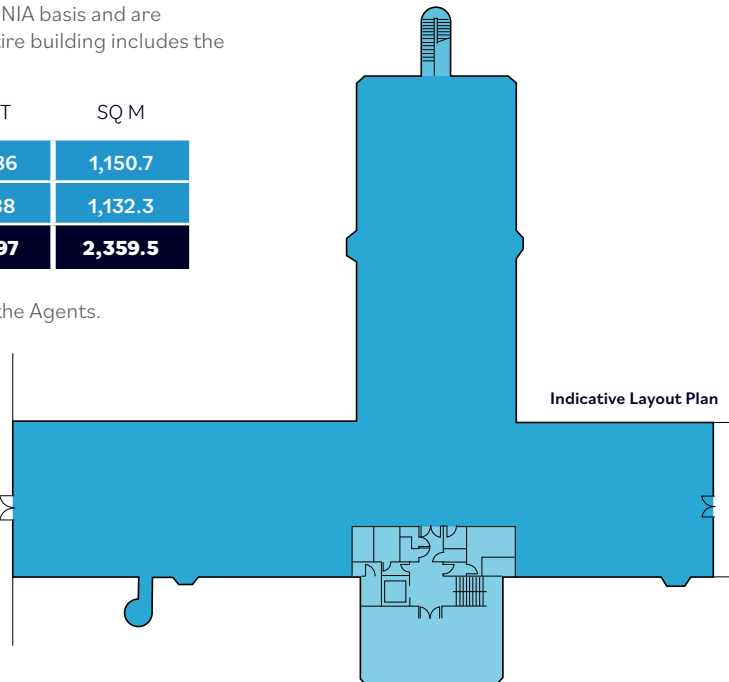
There is a large car park opposite and wrapped around the building providing a generous level of car parking. Exact number of spaces available by negotiation.

## ACCOMMODATION

Please note all areas are calculated on a NIA basis and are approximate. The floor areas for the entire building includes the main reception space.

	SQ FT	SQ M
Ground Floor	12,386	1,150.7
First Floor	12,188	1,132.3
<b>Whole Building</b>	<b>25,397</b>	<b>2,359.5</b>

Please check availability of floors with the Agents.



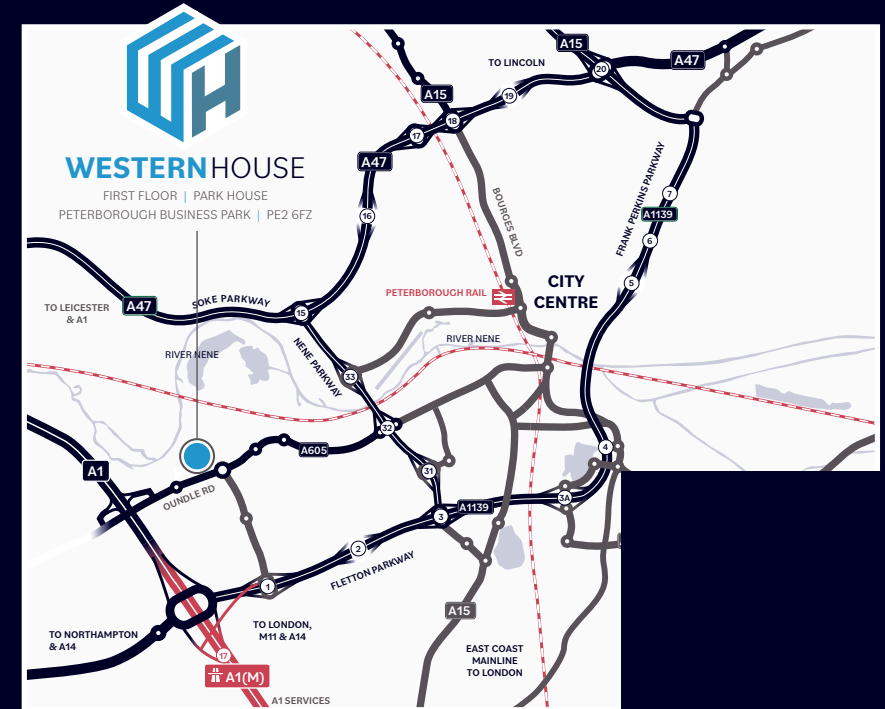
## EPC

The property has an EPC of E (112). A copy of the EPC is available on our website.



## LOCATION

Peterborough Business Park is located directly to the west of Peterborough city centre and within 500m of the A1 at its junction with the A605 Oundle Road. Over the years the Peterborough Business Park has established itself as the premier office location in the city. Occupiers in the immediate vicinity include Cummins, ADP, British Sugar, AB Agri, Diligenta, Bauer, AWC, and Royal and Sun Alliance. A Marriott Hotel is located at the western end of the Park. The Business Park is supplemented by a 4-star Marriott Hotel complete with health club and swimming pool, a Holiday Inn Express and Peterborough Arena, opposite.



Mode	Distance	Time
<b>Car</b>		
Cambridge	40 miles	1 hour 04 mins
Leicester	40 miles	1 hour 10 mins
Birmingham	80 miles	1 hour 25 mins
London	81 miles	1 hour 45 mins
<b>Road</b>		
A1 (M)	0.5 miles	
A14	16 miles	
<b>Rail</b>		
<b>Peterborough Rail</b>		
Kings Cross		47 mins



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## BUSINESS RATES

From internet enquiries of the Valuation Office website we understand the building has two assessments (2023) as follows:-

Ground Floor      £140,000

First Floor        £145,000

The amount of rates payable may be affected by transitional relief. Interested parties are advised to make their own enquiries directly with Peterborough City Council.

## RENT

Upon application to the agents.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the building and the estate in general. Further details available from the agents.

## LEGAL COSTS

Each party to bear their own costs.

## VAT

We understand that VAT will be charged on the rent.



**TO BE REFURBISHED**

## VIEWINGS

Strictly by appointment with the agents:

Savills Peterborough

[savills.co.uk](https://www.savills.co.uk)

**01733 344414**



William Rose  
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