

OFFICE BUILDING FOR SALE FREEHOLD

**BARKER STOREY
MATTHEWS**

bsm.uk.com

01733 897722



**19 Church Walk
Peterborough, PE1 2UZ**

Price on application

525.59 sq m (5,657 sq ft)

- Self contained building
- Good on site parking
- NOT suitable for residential conversion
- No VAT Payable

'Voted by the Estates Gazette Most active agent in the East of England 2014, 2015, 2016'



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LOCATION

The property is located on Church Walk, just off Lincoln Road, on the Northern fringe of the City Centre.

The surrounding area is a mixture of residential and commercial uses, with other occupiers including Unite the Union, Recruitment and Terrells Solicitors, amongst others.

The property is within 10 minutes walk for the central bus station and 15 minutes walk of the mainline train station.

DESCRIPTION

The property is a three-floor semi-detached office building arranged over ground and two upper floors. Internally the property has been fitted out as offices in connection with the current owners use, to include a mixture of open plan and partitioned offices, suspended ceilings with inset Cat II lighting, air conditioning, gas fired central heating and perimeter trunking, and kitchen facilities on each floor. A staircase gives access to the upper floors, with WC facilities within the staircase lobbies on each floor.

Externally there are rights to park 13 vehicles within allocated spaces to the rear of the building, however with 'double parking' this can be increased to approximately 20 vehicles. Additional spaces may be available by separate negotiation.

FLOOR AREAS

Ground floor:	177.46 sq m	(1,910 sq ft)
First floor:	173.91 sq m	(1,872 sq ft)
Second floor:	174.21 sq m	(1,875 sq ft)
Total NIA:	525.59 sq m	(5,657 sq ft)

Total Area IPMS3: 526.67sq m (5,669 sq ft)

All measurements are approximate.

SERVICES

Mains electricity, water, gas and drainage are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

SERVICE CHARGE

An ad-hoc maintenance charge is payable for the upkeep and maintenance of the communal areas of the estate. Details upon request.

BUSINESS RATES

Enquiries of the Valuation Office Agency website indicate a Rateable Value (2017 List) of £47,250. Rates are normally payable at 46.6 pence in the pound on the Rateable Value. Please note that from 1st April 2018 this will increase to 48.4 pence in the pound. Interested parties are advised to verify the actual figure payable with the Business Rates team at Peterborough City Council.

TIMING

The property will be available from the end of March 2018.

TERMS

The property is for sale freehold with vacant possession upon completion.

LEGAL COSTS

Each party is responsible for their own legal costs.

EPC

This property has an EPC of D (86). A copy of the EPC is available on our website.

PRICE

Upon request from the selling agents.

VAT

We understand that VAT will **not** be charged on the rent/price.

VIEWING

Strictly by appointment with the sole agents:-

Barker Storey Matthews

The Lawns, 33 Thorpe Road,

Peterborough PE3 6AB

Contact: **Julian Welch**

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Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office

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