

OFFICES TO LET/FOR SALE

Peterborough, Cambridgeshire

**BARKER STOREY
MATTHEWS**

bsm.uk.com

01733 897722



**7b Commerce Road, Lynchwood,
Peterborough PE2 6LR**

Rent: £24,000 pax

Size: 203.7 sq m (2,192 sq ft)

Price: £350,000 excl.

- Two storey self-contained office building
- Prime location
- Designated car parking
- Flexible lease terms available by negotiation
- Recently refurbished
- Adjacent building also available to provide up to 5,150sqft NIA

Voted by the Estates Gazette 'Most Active Regional Agent in Cambridgeshire 2012, 2013, 2014, 2015'



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LOCATION

The building is located within the original Axon Development situated off Commerce Road which in turn is situated off Lynch Wood, the main feeder road serving the prestigious Peterborough Business Park.

The Business Park is situated to the west of Peterborough city centre off the main A605 Oundle Road and is within approximately ½ mile of the A1 at its junction with Alwalton.

The Business Park is the premier Business Park for Peterborough and occupiers include Diligentia, Norwich & Peterborough Building Society, Cummins Global Technologies, ADP, Associated British Foods, AB Agri, Royal & Sun Alliance, National Kidney Research Council and Coloplast amongst others. The 4 star Marriott Hotel is located at the western end of the Business Park.

DESCRIPTION

The premises comprise a two-storey semi-detached office building.

The office is fitted with carpeting, fully accessed raised floors, suspended ceilings with Category II lighting and comfort cooling to office areas.

The adjacent building is also available for sale or to let and could provide a total of 5,150sqft.

ACCOMMODATION

Ground Floor:	101.85 sq m	(1,096 sq ft)
First Floor:	101.85 sq m	(1,096 sq ft)
Total:	203.70 sq m	(2,192 sq ft)

The floor areas have been measured on a net internal basis and have been taken from floor plans.

CAR PARKING

10 on-site car parking spaces are provided.

SERVICES

Mains drainage, water, and electricity are believed to be available to the property. 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.

LEASE TERMS

The premises are available by way of new lease, term

by negotiation.

RENT

£24,000 per annum exclusive.

FREEHOLD / PRICE

The freehold is also available for sale. Price £350,000 exclusive of VAT.

RATES

From Internet enquiries made to the Valuation Office website we understand the property has a draft Rateable Value of £26,500 (2017 Assessment). The estimated charge will be £12,349. However the amount may be affected by transitional adjustments and could be higher or lower - interested parties are advised to check with the Local Rating Authority.

SERVICE CHARGE

A service charge is levied in respect of a contribution toward the upkeep of common areas and insurance. Further details are available from the agents.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

VIEWING

Strictly by appointment with the sole agents:-

Barker Storey Matthews
The Lawns, 33 Thorpe Road,
Peterborough PE3 6AB
Hannah Speechley
Hannah@bsm.uk.com
(01733) 897722

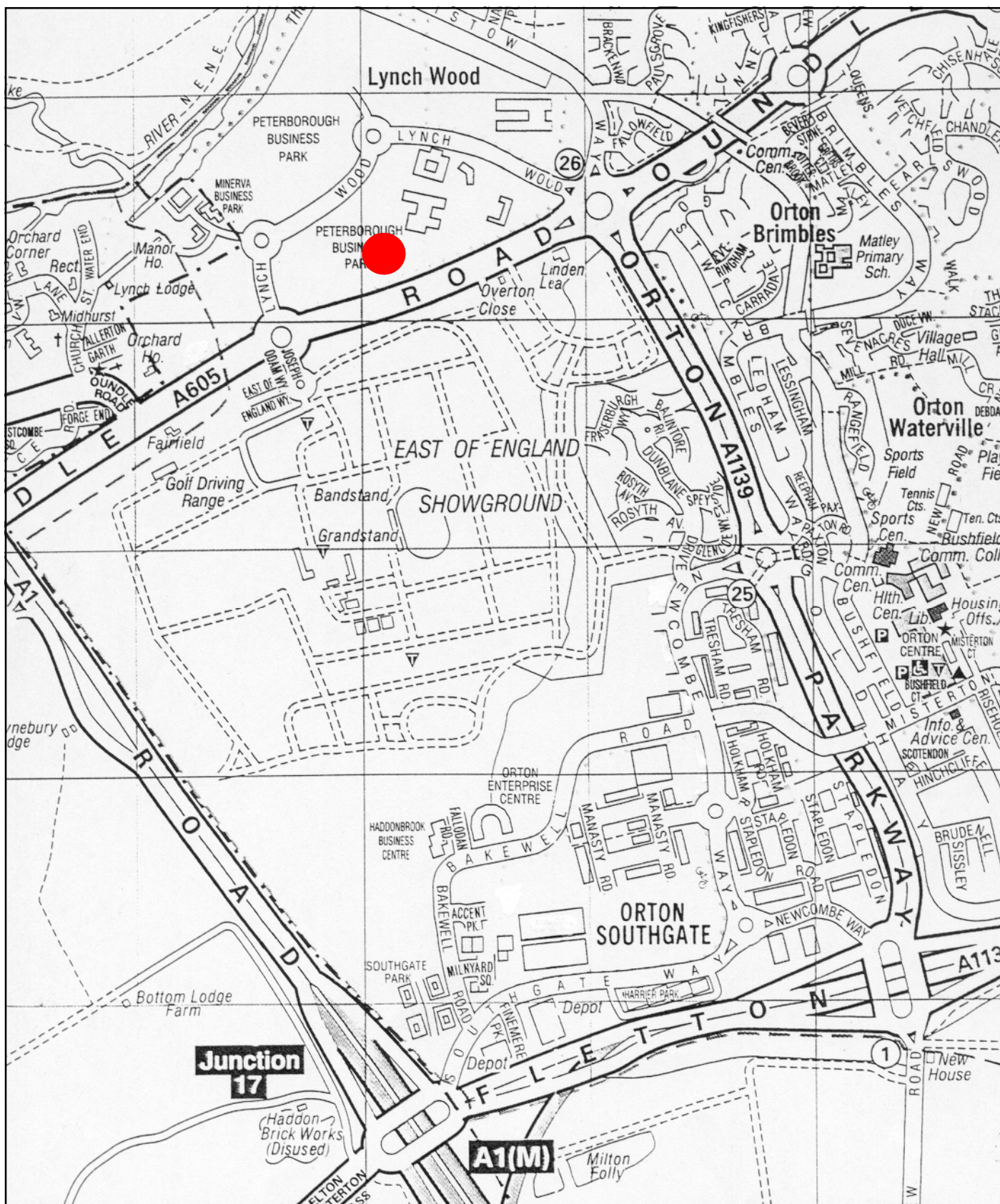
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ORDNANCE SURVEY PLAN

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Energy Performance Certificate

Non-Domestic Building



Unit 7b
Axon
Commerce Road
PETERBOROUGH
PE2 6LR

Certificate Reference Number:
0930-0332-5519-2193-7006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

76

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 260
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 51.12

Benchmarks

Buildings similar to this one could have ratings as follows:

33

If newly built

88

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.