



3 Cumbergate, Peterborough
PE1 1YR
801.1229129

3 CUMBERGATE

PETERBOROUGH PE1 1YR



Agreement

To Let



Detail

Office/Retail



Rent/Price

£32,500 pax



Size

154.44 sq m (1,662 sq ft)



Location

Peterborough, PE1 1YR



Property ID

801.1229129

For Viewing & All Other Enquiries Please Contact:



GAVIN HYNES MRICS
Regional Managing Director

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01733 897722



OLIVER LEAF
Graduate Surveyor

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01733 897722

Property

The property comprises a self-contained period building, set over three floors. On the ground floor, the space is largely open plan with a partitioned meeting room, store room and WCs to the rear. The first floor has been partitioned to create a large meeting room. The second floor contains a small breakout area and kitchen. LED lighting has been fitted throughout.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor	90.03	969
First Floor	45.74	492
Second Floor	18.67	200
Total NIA	154.44	1,662

Energy Performance Certificate

Rating: B (37)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: Peterborough City Council
Description: Office/ Retail and Premises
Rateable Value: £25,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£32,500 per annum exclusive

VAT

VAT will NOT be charged in addition to the rent at the prevailing rate.

Legal Costs

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

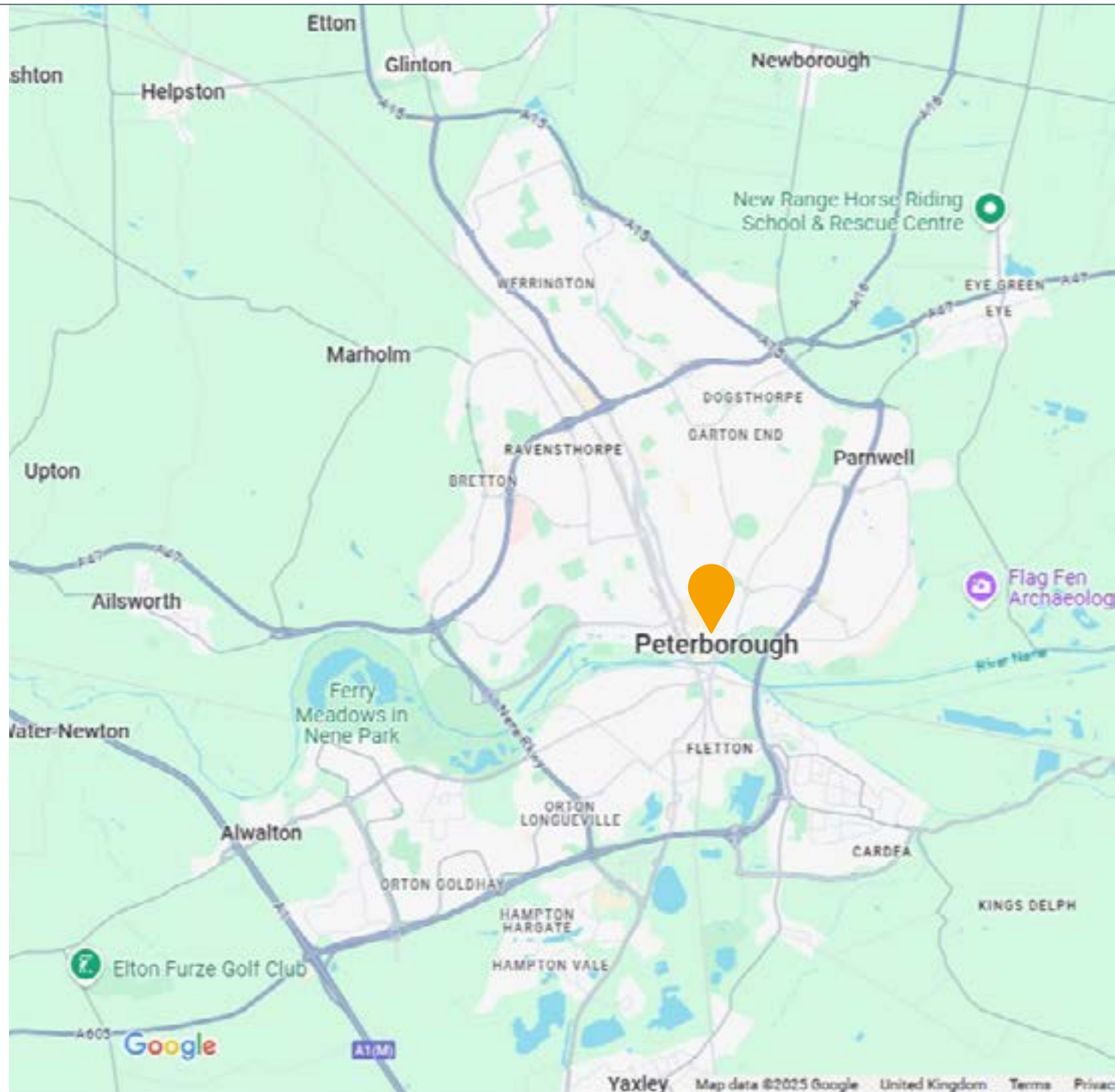
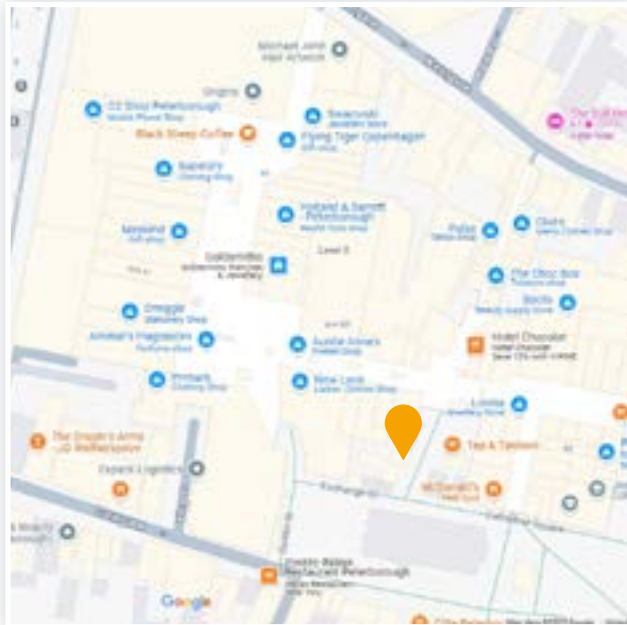
Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their identity to pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Peterborough is a major regional centre with a resident population in excess of 200,000 and a catchment of over 600,000 within 25 miles. It is one of the UK's fastest growing cities and home to the country's newest University- Anglia Ruskin Peterborough.

The city benefits from very good connectivity, being located just off the A1 (M) and at the junctions of the A15, A47 and A605. The East Coast Mainline runs through Peterborough station, offering a journey time to Kings Cross of just 48 minutes and to York in just 1hr 5 minutes.



Occupiers in the immediate vicinity are predominantly retail and food & beverage in nature, including Tap & Tandoor, New Look, Primark, Deichmann, Pandora, Boots, EE Telecoms, Warren James, Las Iguanas, Five Guys, Turtle Bay, McDonalds and others.



