

OFFICE TO LET

2 Broadway

Peterborough, PE1 1RS



Key Highlights

- Open plan layout with meeting rooms
- First floor office suite
- Self-contained with own entrance
- Prominent location fronting Broadway
- Suitable for a range of uses - subject to planning
- EPC Rating; C

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

This first floor office suite is self-contained with its own staircase access off Broadway and predominantly open plan with WC facilities, a kitchenette and store to the rear. The offices are fitted with suspended ceilings, LED lighting, dado trunking and comfort cooling (air-conditioning). It is considered suitable for a range of uses (subject to planning).

ACCOMMODATION

The accommodation comprises the following areas:

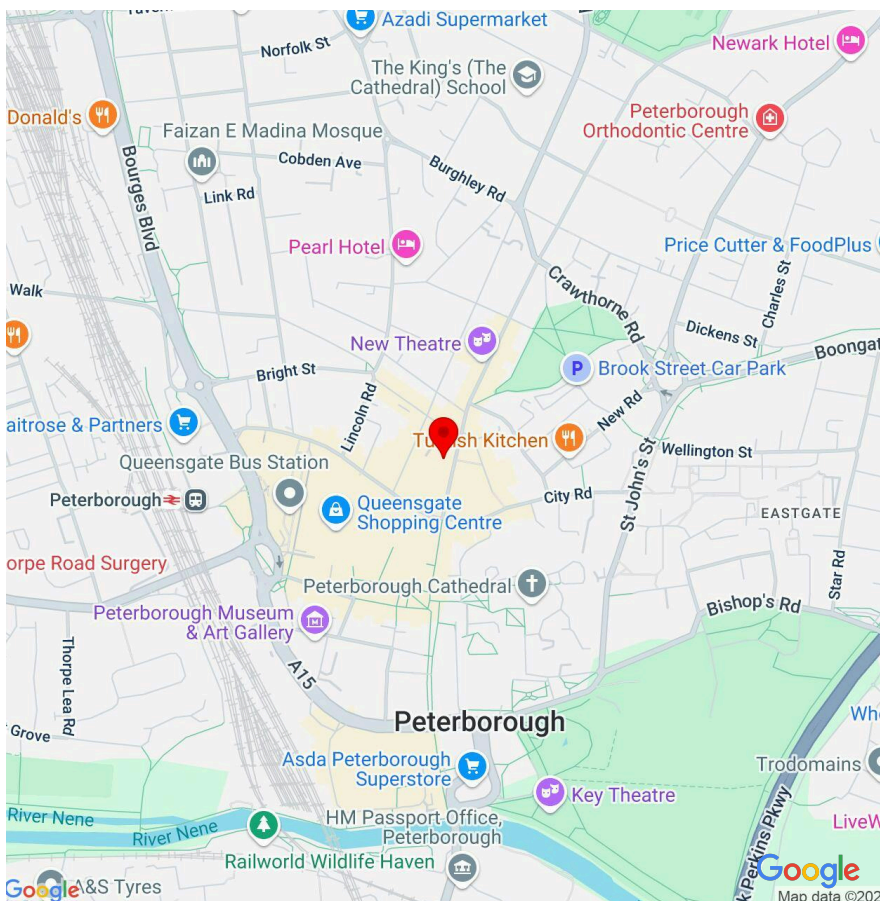
FLOOR AREA	SQ FT	SQ M
1st - Floor	1,748	162

LOCATION

The property is prominently on Broadway in Peterborough city centre, approximately 1-2 minute walk from the Queensgate Shopping Centre. Broadway is one of the vehicular access roads in the city centre and has a mixture of office, retail and restaurant and takeaway occupiers. Several bus routes travel via Broadway to and from the city centre.

Peterborough is a historic cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Peterborough Railway Station is on the East Coast Mainline which allows direct access to London King's Cross with a fastest journey time of approximately 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 55 min). Peterborough is also served by the Cross Country operated Birmingham to Peterborough line with services to Leicester (55 min) and Birmingham (1 hr 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports.



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VIEWINGS

Strictly by appointment with the sole agent.

TERMS

The property is available to rent on terms to be agreed. Guide rent of £10 per square foot per annum plus VAT.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

BUSINESS RATES

The Valuation Office Agency website lists the property with a current rateable value of £16,250.

SERVICE CHARGE

A service charge is payable in connection with the upkeep of the external elements of the building.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

EPC

The property currently has an EPC assessment of C - the certificate is attached.

LEGAL COSTS

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

PLANNING

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

CONTACTS

For further information please contact:

Drew Greenhalgh

drew.greenhalgh@savills.com
07811 697365
+(44) 1733 209947

Edward Gee BSc (Hons) MRICS

egee@savills.com
+44 (0) 7807 999 211
+44 (0) 1733 209 906

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Energy performance certificate (EPC)

1st Floor, 2 Broadway PETERBOROUGH PE1 1RS	Energy rating C	Valid until: 3 April 2033
		Certificate number: 6102-6807-5175-1080-4906

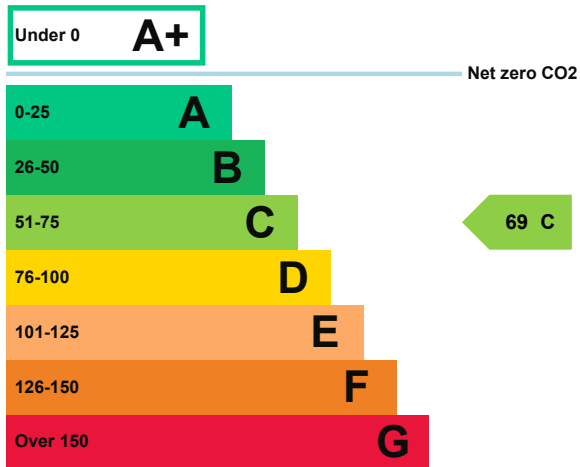
Property type	Offices and Workshop Businesses
Total floor area	131 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

9 A

If typical of the existing stock

37 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	26.92
Primary energy use (kWh/m ² per year)	285

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9288-8961-1045-0641-4108\)](/energy-certificate/9288-8961-1045-0641-4108).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Steven Bloom
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO003072
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	ARC Energy Assessment Ltd
Employer address	46 Wickets Way, Ilford IG6 3DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 March 2023
Date of certificate	4 April 2023