



Second Floor, Crescent House
46 Priestgate, Peterborough PE1 1LF
801.116305

SECOND FLOOR, CRESCENT HOUSE

46 PREISTGATE, PETERBOROUGH PE1 1LF



Agreement

To Let



Detail

Office



Rent/Price

On application



Size

83.80 - 414.01 sq m
(902 - 4,456 sq ft)



Location

Peterborough, PE1 1LF



Property ID

801.116305

For Viewing & All Other Enquiries Please Contact:



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Property

The second floor suite consists of six spacious rooms, female WCs and a good sized kitchen / break out area, with male WC facilities located within the main service core. The accommodation can be let as a whole or on a suite by suite basis (see layout plan below) and benefits from radiator heating throughout together with ceiling mounted comfort cooling and suspended ceilings with LED lighting. The accommodation has been fully redecorated and recarpeted throughout. There is a buzzer entry and a lift with access to all floors.

There is a secure car park to the rear of the building. 5 spaces are allocated with the floor.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following Net Internal floor areas:

Area	m ²	ft ²
Suite A	83.80	902
Suite B	113.16	1,218
Suite C	153.66	1,654
Whole floor (inc. kitchen)	414.01	4,456

Energy Performance Certificate

Rating: E (118)

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 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 and Premises
Rateable Value wef 01/04/26:	£56,500
UBR:	0.49

Multiplying the Rateable Value by the UBR normally gives the rates payable figure however parties are encouraged to confirm this with the charging authority.

In the event that the accommodation is let on a suite by suite basis, the Rateable Value will have to be reassessed. Further details on request from the letting agents.

Tenure

The property is available To Let by way of new leases for terms to be agreed.

Rent

On application to the agents. Rent quoted is exclusive of VAT, service charge, insurance and all usual outgoings.

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will 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 and 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

Crescent House is located in a prominent position on the corner of Cowgate and Bourges Boulevard within Peterborough City Centre. The property is within close walking distance to Peterborough bus and railway stations, the latter located on the East Coast mainline with the fastest trains to London Kings Cross taking around 45 minutes.





