

TO LET - LEISURE / OFFICE / RETAIL

BRADFIELD HOUSE

Westgate, Peterborough, PE1 2SY



Key Highlights

- 3,028 sq ft
- To be refurbished with new suspended ceilings and LED lighting
- Passenger lift
- Self contained kitchen and WC facilities
- Considered suitable for a range of alternative uses - subject to planning
- Prominent city centre premises with access to Westgate
- Former conference centre for The Bull Hotel

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Description

The premises comprises two storey office/leisure accommodation, accessed via a ground floor entrance with lift and stair access. The suites are carpeted throughout and have suspended ceilings, LED lighting, air-conditioning, double glazed windows and bar, kitchen and WC facilities. To be refurbished shortly. The tenant is due to vacate in September 2023

Location

The cathedral city of Peterborough is a major commercial centre with a population in excess of 200,000. It has excellent transport links being approximately 80 miles north of London, adjacent to the A1(M) and having a complete dual carriageway ring-road system. There are also fast and frequent rail connections to many parts of the country, with the fastest train journey to Kings Cross being 44 minutes.

The offices are prominently located at the junction of Park Road on one of the main city centre routes leading to the train station and bus station. It is close to the entrance of Queensgate Shopping Centre and nearby occupiers include Lloyds TSB and Savers.

Accommodation

From measurements provided by our client we understand the net internal of each floor to be as follows. We will remeasure the property in due course when the tenant vacates.

Name	sq ft	sq m	Availability
2nd - Floor	3,028	281.31	Under Offer
Total	3,028	281.31	

Viewings

Strictly by appointment with the sole agents.

Terms

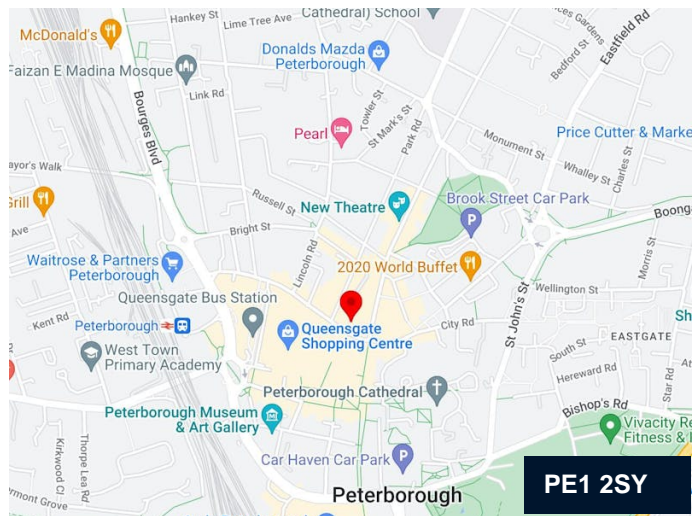
The property is available to let on a new lease on terms to be agreed. VAT will be payable on the rent.

Service Charge

A service charge will be payable on the maintenance of the common areas.

Business Rates

N/A



Contact

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