

Modern Offices Available To Let on Popular Established Business Park with Parking Accommodation Extending to 185sqm, 1,900sqft

Unit 2a Cyrus Way | Cygnet Park | Hampton | Peterborough | PE7 8HP



Grade A Open Plan Office Space on the Ground and First Floors
Air Conditioning, Raised Flooring, Computer Trunking, CAT2 Lighting, 8 Allocated Parking Spaces
Within Walking Distances of Amenities including Restaurants and Shopping
Good Public Transport Links, 2 Minutes from the A1 Motorway

Available To Let Leasehold
£25,000 per annum plus VAT Subject to Contract
Rent Incentives Available

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
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Location...

The Hamptons is a recently developed business park, close to the A1 motorway on the outskirts of Peterborough.

Nearby occupiers include News International, Tesco Supermarket, Bulley Davey Accountants, Kelway, Mencap and other national occupiers. Restaurants including Frankie and Benny's, Bella Italia, Chiquito and the Harvester Pavillion are within walking distance.

Nearby is the Serpentine Green Shopping Centre and Dobbie's Garden Centre, The Hamptons is also home to drive-through restaurants and hotels.

Accommodation...

The office extends to around 995sqft, 92.6sqm NIA on the ground floor with access via an intercom entry system.

The office has a shared ground floor entrance leading to a shared lobby with marble tiles and WCs off.

Stairs lead to the first floor where a first floor office has a similar layout extending to around 995sqft NIA also.



Schedule of Accommodation...

Unit 2a Cyrus Way		
Ground Floor Office	92.6m ²	995ft ²
First Floor Office	92.6m ²	995ft ²

Lease Terms...

Offices are available by way of new Full Repairing and Insuring leases with a minimum term of 3 years with rent payable quarterly in advance with regular rent reviews to Market Rent.

The incoming tenant will be asked to pay a deposit the equivalent of a quarter of a year's rent and contribute towards the landlord's reasonable legal fees up to a maximum of £500 plus VAT.

A service charge is levied to cover the cost of cleaning of communal areas as well as a building insurance rent, please enquire for further information.

Parking...

The offices have 8 allocated parking spaces.

Outgoings...

Unit 2a (Ground Floor) has a Rateable Value of £11,000, Unit 2a (First Floor) has a Rateable Value of £11,000. Full details are available on request.

EPC...

The offices have an Energy Performance Asset Rating C71. Full details are available on request.

Viewings...

Strictly by appointment through the agent.

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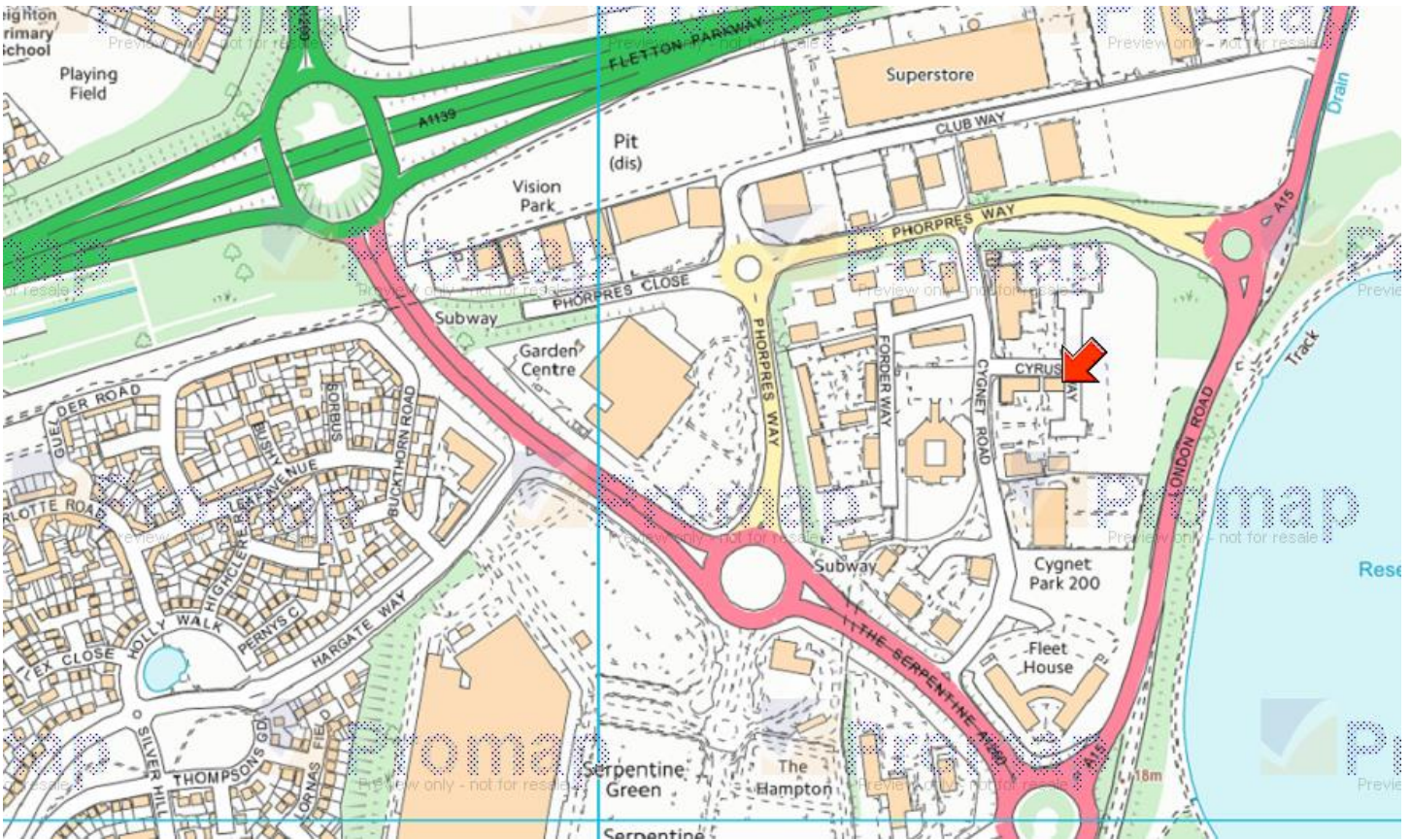
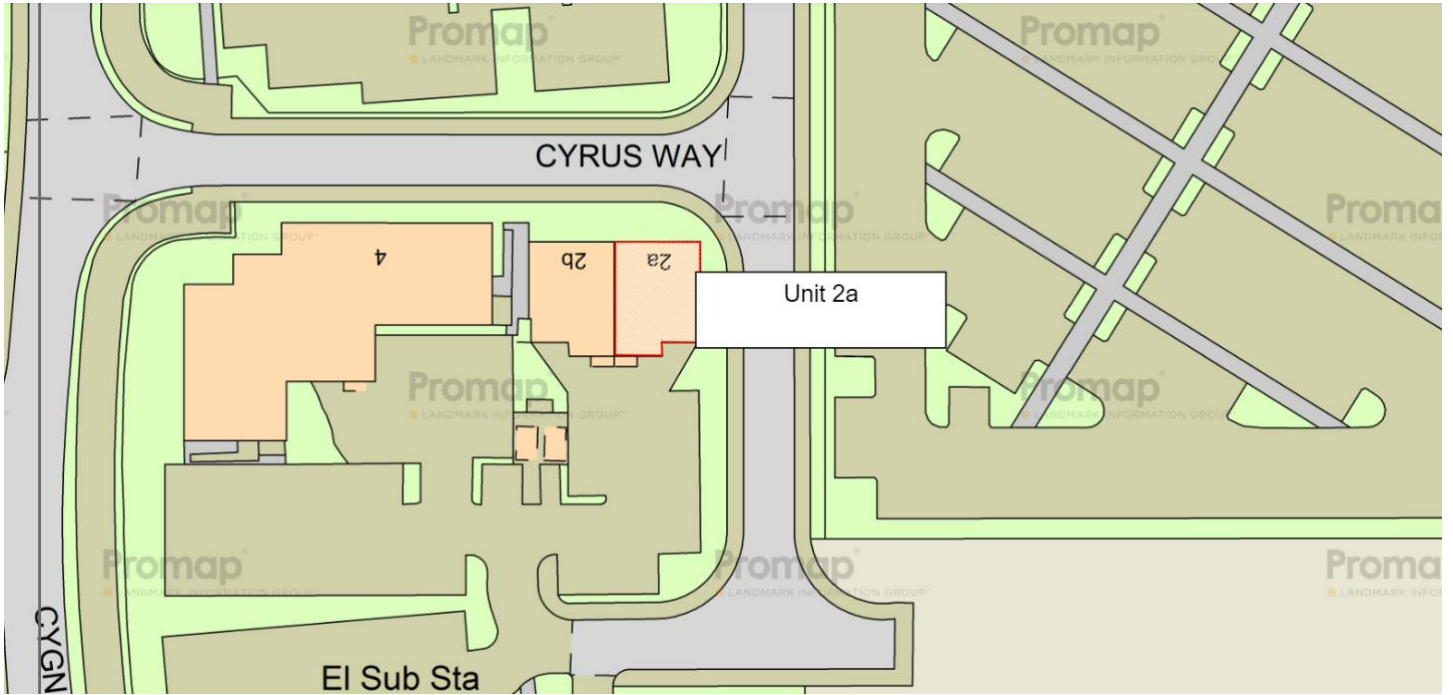
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