

# Richardson

Commercial Property Specialists

1B, Vitas Business  
Centre Fengate

Peterborough, PE1 5XG

**TO LET**

**£13,500 Per Annum**



- First Floor Office Suite
- High Specification
- Four Car Parking Spaces
- New Lease
- NIA- 122.33 Sq m (1,317 Sq ft)
- TO LET
- On Site Security
- Air Conditioning

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**



[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 758007**

## LOCATION

This unit is located in the established commercial area of Fengate on the east side of Peterborough which is a short distance East of Peterborough's ring road (A1139) which provides easy access to the A47, A15 and A1(M). Peterborough is situated approximately 14 miles to the south east of Stamford, 9 miles south of Market Deeping, 23 miles north of Huntingdon and 23 miles east of Corby.

## DESCRIPTION

The property comprises the right hand wing of the first floor of this office building. The accommodation includes a single large open plan room together with a partitioned office/ meeting room. There is a shared kitchen, as well as male and female W.C's on the first floor. The suite benefits from air conditioning, suspended ceiling with recessed lighting and 4 parking spaces.

## ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a net internal floor area basis.

Total NIA- 122.33 Sq m (1,317 Sq ft)

## SERVICES

We understand that mains electricity, gas, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition.

## BUSINESS RATES

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable value: TBC

Interested parties should however rely on their own enquiries as to the amount of rates payable.

## TERMS

The suite is available on a new full repairing and insuring lease for a term of years to be negotiated. A service charge is payable for the maintenance and cleaning of the shared facilities. Further details on request.

## EPC

Energy rating: B

## VAT

VAT will be charged on the rent.

## LEGAL COSTS

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

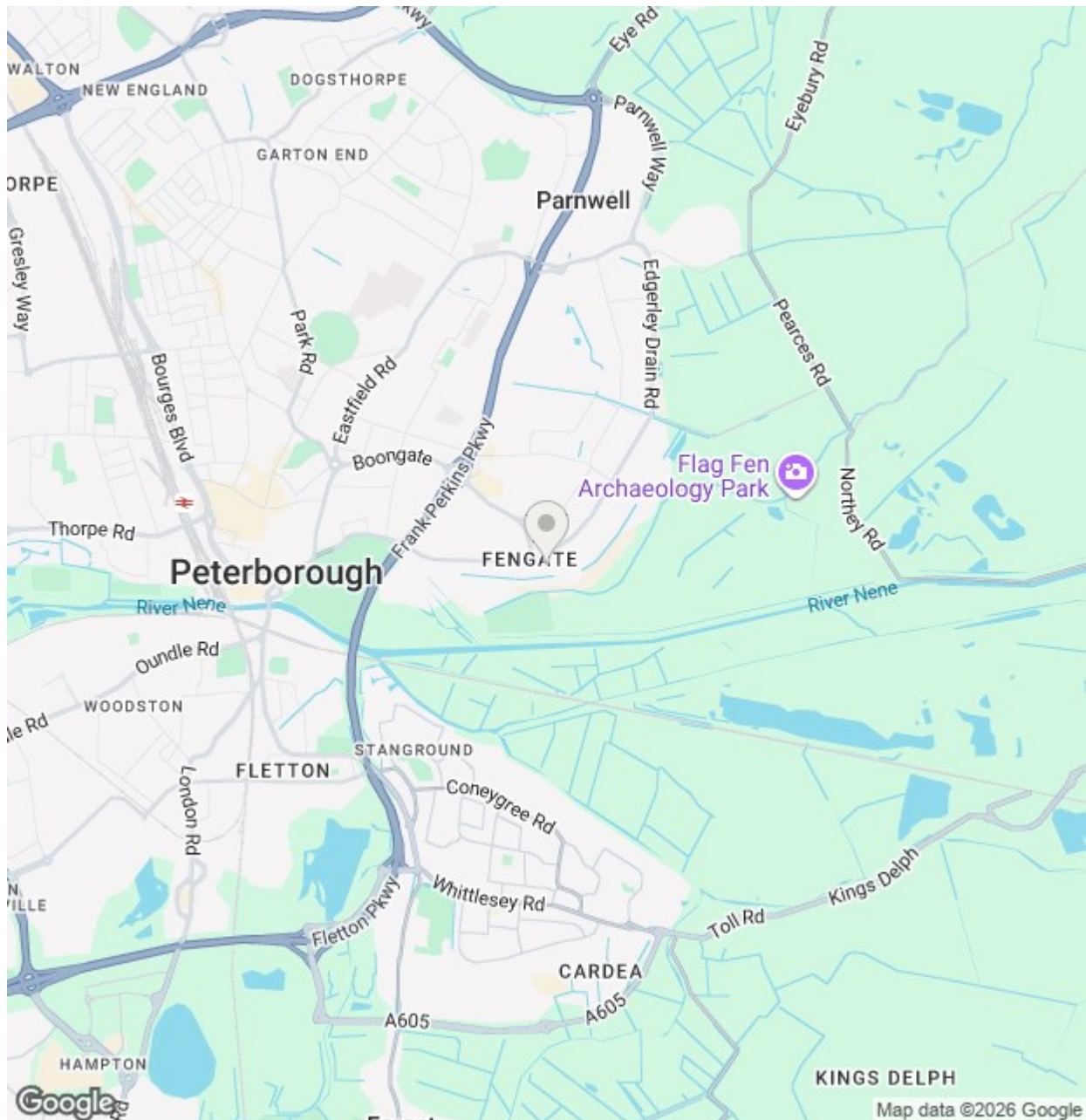
## ANTI MONEY LAUNDERING

Prospective tenants will be required to provide ID Documentation (certified copies of passport, driving licence, utility bill) and pass the necessary Anti-Money Laundering checks undertaken by the agent prior to completion of the lease.

## VIEWING

For an appointment to view or further information please contact -  
Andrew Leech t: 01780 758007 e: [aleech@richardsonsurveyors.co.uk](mailto:aleech@richardsonsurveyors.co.uk)





**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale