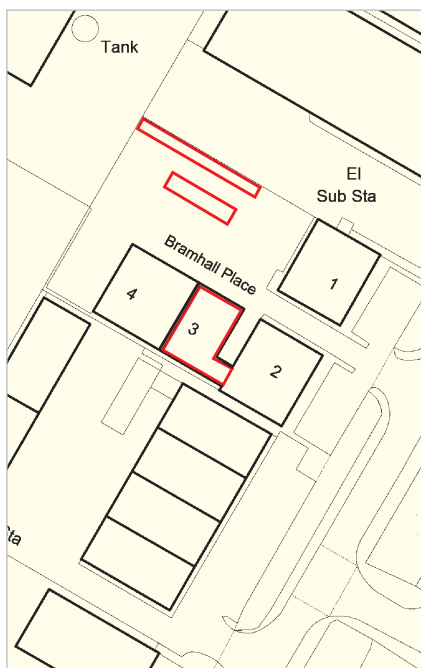


Peterborough 3 Bramhall Place Cambridgeshire PE1 5YS

- **Freehold Office Building**
- Situated within a modern office development
- Comprising a total of 634.0 sq m (6,825 sq ft) with 22 spaces
- Lease expires 2020 (1)
- Current Rent Reserved

£12,000 pa
Rising to £25,000 pa
in 2014 (1)

EIGHT WEEK COMPLETION
AVAILABLE



Tenure

Freehold.

Location

Peterborough, with a population of some 134,000, is located some 73 miles north of London and 35 miles north-west of Cambridge. Road communications are good with the A1(M) easily accessible to the west and the A47 a short distance to the north of the property. Bramhall Place is situated approximately 2 miles east of Peterborough city centre in the established commercial vicinity of Eastern Industry. The area offers excellent access to Peterborough's Parkway road system.

Description

The property is arranged on ground and one upper floor to provide office accommodation within a modern office development comprising 4 buildings. The offices are fitted with suspended ceilings, recessed lighting, gas radiator central heating, tinted double glazed windows and 3-compartment trunking. There are 22 on-site car parking spaces.

The property provides the following accommodation and dimensions:

Ground Floor	314.0 sq m	(3,380 sq ft)
First Floor	320.0 sq m	(3,445 sq ft)
Total	634.0 sq m	(6,825 sq ft)

Tenancy

The entire property is at present let to BCF (PETERBOROUGH) LTD for a term of 10 years from 1st July 2010 at a current rent of £12,000 per annum, rising to £25,000 per annum on 1st July 2014. The lease provides for a rent review in June 2015 and contains full repairing and insuring covenants.

(1) The tenants are apparently in liquidation although the lease remains in place.

The tenants are not in occupation and there is a break clause is July 2015.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 60 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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