

FIRST FLOOR OFFICES

TO LET



First Floor 3 & 4 Marriott Court,  
5 Market Street, Whittlesey, Peterborough PE7 1BA

Eddisons

# 3 & 4 MARRIOTT COURT

5 MARKET STREET, WHITTLESEY, PETERBOROUGH PE7 1BA



Agreement

To Let



Detail

Offices



Rent

£8,500 pax



Size

101.76 sq m (1,095 sq ft)



Location

Whittlesey PE7 1BA



Property ID

801.150984

**For Viewing & All Other Enquiries Please Contact:**



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Director

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**HATTIE GULLAN-WHUR**

Graduate Surveyor

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Property

The property comprises self contained offices located at first floor, with a dedicated ground floor entrance. Internally the property provides one large open plan office area, a smaller office and meeting room, kitchen and male & female WC's. The offices benefit from carpeting throughout, LED lighting, perimeter trunking, electric panel radiators and a buzzer entry system.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Main office area	63.17	680
Second office area	29.17	314
Kitchen	9.38	101
Total Net Internal Area	101.76	1,095

Energy Performance Certificate

Rating: D (77).

A copy of the certificate is available on request.

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 Office uses within Class E(g)(i) 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.

Business Rates

**Charging Authority:** Fenland District Council  
**Description:** Offices and Premises  
**Rateable Value:** £10,250

Because the Rateable Value falls below £12,000, **100% Small Business Rates Relief is available** to a qualifying occupier, being an occupier for which this is its only commercial premises.

For non-qualifying occupiers, business rates are normally payable at 49.9 pence in the pound on the rateable value. For further information, please contact the Charging Authority.

Tenure

The property is available To Let by way of a new effectively Full Repairing and Insuring lease, for a term to be agreed.

Rent

£8,500 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the building. Details on request.

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 ID documentation 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

Whittlesey is a strong market town located on the A605 approximately 7 miles to the east of Peterborough.

The property is located on the south side of Market Street, close to its junction with Market Place, in the heart of the town centre.





