

OFFICES

FOR SALE / TO LET



3 THE FORUM, MINERVA BUSINESS PARK,  
PETERBOROUGH PE2 6FT

Eddisons



## 3 THE FORUM

MINERVA BUSINESS PARK, LYNCH WOOD, PETERBOROUGH PE2 6FT



Agreement

For Sale / To Let



Detail

Modern office park location.  
32 car parking spaces.



Rent

To rent from £12.50 psf  
For sale £749,500



Size

517.1 sq m (5,566 sq ft)



Location

Peterborough, PE2 6FT



Property ID

801.1226210

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



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## Property

The property comprises a mid terrace office building arranged over ground and first floors. The office is open plan with additional tenant fitted demountable partitioned offices. Male, female and disabled toilets are available.

## Accommodation

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

Area	m <sup>2</sup>	ft <sup>2</sup>
Suite 3 Ground Floor	256.1	2,757
Suite 3 First Floor	261.0	2,809
Total net internal floor area	517.1	5,566

## Energy Performance Certificate

The EPC rating is B (45). A copy of the EPC certificate is available upon request.

## Services

Mains water, drainage, electricity and gas are believed to be connected to the premises. Services have not been tested and no warranties can be given or implied as to the current status, capacities or suitability of any services.

## Town & Country Planning

We understand that the property has consent for office uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Interested parties are advised to make their own investigations with the Local Planning Authority.

## Business Rates

**Charging Authority:** Peterborough City Council  
**Description:** Offices and Premises  
**Rateable Value:** £62,000

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available For Sale / To Let on a new lease for a term to be agreed.

## Rent/ Price

£12.50 per sq ft per annum exclusive of VAT, insurance, service charge and all usual outgoings.

The Freehold is available for sale at offers in the region of £749,500 plus VAT.

## VAT

The property is elected for VAT purposes and VAT will therefore be payable in addition to the annual rent / price agreed.

## Legal Costs

Each party to pay its own costs in connection with this transaction

## Service Charge

A service charge is payable in respect of the maintenance of common areas of the building and the Estate. Further details available from the letting agents.

## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their identity 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

The Forum is located within Minerva Business Park, itself located within the Lynch Wood office development area.

Lynch Wood is recognised as Peterborough's premier out of town office location and provides a wide variety of purpose-built office premises, from single headquarters buildings to small unit schemes. Major occupiers in the area include Royal Sun Alliance, Bauer Media, Western Union, Cummins Generator Technologies, Anglian Water (Wave) and Atkins, amongst others.

The location benefits from excellent transport links, with the A1(M) being just 1 mile distant, and the City Centre (mainline rail service to London Kings Cross in under 50 minutes) within a 10 minute drive.

Other amenities within the locality include a Marriott Hotel, Premier Inn, Harvester Restaurant, local shopping facilities at Orton Wistow and the Orton Centre with a wide variety of shops.









