

OFFICE

FOR SALE



**5 Swan Court, Cygnet Park, Hampton
Peterborough, PE7 8GX**

801.1230488

Eddisons

5 SWAN COURT

CYGNET PARK, HAMPTON, PETERBOROUGH PE7 8GX



Agreement

For Sale



Detail

OFFICE



Price

£270,000



Size

161 sq m (1,735 sq ft)



Location

Peterborough, PE7 8GX



Property ID

801.1230488

For Viewing & All Other Enquiries Please Contact:



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Property

An end of terrace, two-storey unit within Swan Court. The ground floor has been partitioned to create two large meeting rooms and includes a small breakout area. There is a kitchen and WC facilities located on the ground floor.

The first floor is of an open plan layout and includes a kitchenette area as well as a store room. The building benefits from LED lighting, air conditioning and is carpeted throughout. There are 7 car parking spaces allocated to the unit.

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 ²	ft ²
Ground floor	74.66	804
First Floor	84.12	905
Kitchen	2.38	26
Total NIA	161	1,735

Energy Performance Certificate

Rating: B (27)

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 Class E 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.

Rates

Charging Authority: Peterborough City Council
Description: Office and Premises
Rateable Value: £19,500

Please click on the below link for an indication of the likely annual business rates payable.

[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**.

Price

£270,000 plus VAT

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the sale price.

Legal Costs

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

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding 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

Swan Court is a modern courtyard development comprising fourteen individual buildings. As part of the Cygnet Park office area, it has rapidly become one of the prime office locations within Peterborough with occupiers including British Sugar, CDW, Mastercard and News International.

The area is very convenient for the dual carriageway ring road system, giving easy access to the A1 and the city centre.

Swan Court is also within walking distance of the Serpentine Green Shopping Centre anchored by Tesco Superstore with a host of other retailers. There are also a number of restaurants, hotel and gym in the immediate vicinity.





