

Park House, 117 Park Road Peterborough, Cambridgeshire PE1 2TS

lot 64

Freehold Office/Residential
Development Opportunity

- Approximately 952.84 sq m (10,256 sq ft) of well configured office accommodation
- Includes 25 car parking spaces
- Prior Approval granted for conversion to 24 x one bedroom flats
- Asset management opportunities
- Of interest to investors, developers and owner occupiers

Vacant Possession



On behalf of
Insolvency
Practitioners



Location

Miles: 37 miles north of Cambridge
41 miles north-east of Northampton
42 miles east of Leicester
Roads: A1(M), A15, A16, A47
Rail: Peterborough Railway Station
Air: Stansted Airport, Luton Airport

Situation

The property is prominently situated in a popular office and residential location ¼ mile north of the city centre on the west side of Park Road, which connects the city centre to the south and Peterborough University Centre/Central Park to the north.

Description

The property comprises well configured office accommodation over the ground, first and second floors with a main entrance accessed directly from Park Road and a secondary entrance from the car park to the rear. The property benefits from suspended ceilings, Cat II lighting, perimeter trunking, passenger lift and car parking for approximately 25 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

Planning

A decision was made on 7th October 2013 to grant Prior Approval for the conversion from Offices (B1) to 24 x one bedroom flats (Residential C3) with 25 on-site car parking spaces.
Further information:
Ref: 13/01262/PRIOR
Peterborough City Council.
Planning Services, Stuart House East Wing, St John's Street, Peterborough PE1 5DD.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	310.10 sq m	(3,338 sq ft)	VACANT POSSESSION
First	Office	313.56 sq m	(3,375 sq ft)	
Second	Office	329.18 sq m	(3,543 sq ft)	
Totals		952.84 sq m	(10,256 sq ft)	

For further details please contact:

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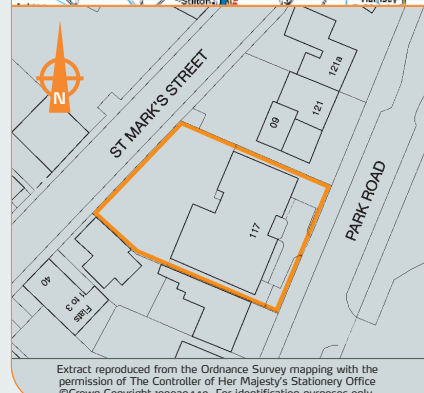
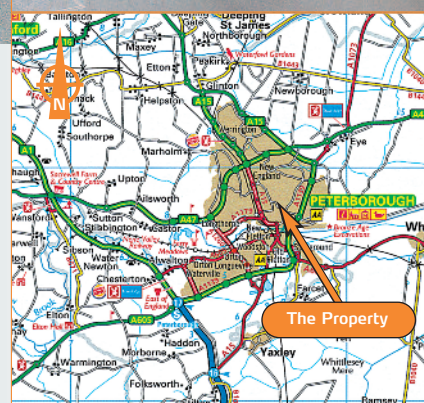
Buyer's Legal Report Service

Dentons UKMEA LLP
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See: www.acutus.co.uk for further details



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