

6 Commerce Road, Axon Peterborough Business Park, Lynch Wood, Peterborough, Cambs PE2 6LR

**BACK ON
MARKET FOLLOWING
ABORTIVE NEGOTIATIONS**



ReSolve
Partners LLP

On the instructions of Cameron Gunn of ReSolve Partners LLP, Administrator to Withey Limited

Modern two storey office building
Ground floor let at £23,500 per annum, exclusive

- 1,866 sq ft (173 sq m) vacant first floor
- Ample car parking
- Favoured Peterborough Business Park
- Of particular interest to investors and owner occupiers
- £495,000 Freehold (Consideration given to letting vacant space)

**Edward
Symmons**

020 7955 8454

www.edwardsymmons.com



Situation

Axon Peterborough Business Park is a modern and prestigious development immediately off Lynch Wood which connects with the A605 Oundle Road and the A1139 Orton Parkway, approximately half a mile east of the A1 Great North Road at Alwalton and one and a half miles north east of the A1(M) at junction 17 via the A1139.

Main line rail services at Peterborough connect to London Kings Cross with a timetabled journey of 50 minutes.

Description

An attractive and detached two storey office building with distinctive brick elevations under a split pitched roof covered with slate tiles.

- Entrance lobby
- Comfort cooling to office areas
- Double glazed windows
- Fully accessed raised floors
- Carpeting to office areas
- Suspended ceilings with Cat II lighting
- Kitchen and WC's to both floors

Floor Areas

All net internal floor areas are approximate

Ground Floor	1,866 sq ft	173 sq m	Let
First Floor	1,866 sq ft	173 sq m	Vacant
Total	3,732 sq ft	346 sq m	

Tenancy

The ground floor is let to Reliance Security Services Limited for a term of ten years from 12th December 2007 with a rent review after five years and at an initial rent of £23,500 per annum, exclusive. There is tenant option to determine the lease at the end of the fifth year by serving not less than six months prior written notice.

Tenant Financial Information

For year ending 25th April 2008, Reliance Security Services Limited reported a turnover of £206,263,000, a pre tax profit of £3,892,000 and a net worth of £7,231,000.
 (Source: www.companysearches.co.uk).

Tenure

Freehold

Terms

The freehold is available at £495,000 subject to the occupational lease of the ground floor.

Consideration will be given to a letting of the first floor accommodation at a commencing rental of £23,500 per annum, exclusive.

Terms are quoted exclusive of VAT.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

Legal Costs

Each party shall bear its own costs.

Viewing

Contact: Graham Free or Ian Bell
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 Fax: 020 7403 1947



October 2009

2 Southwark Street, London Bridge, London SE1 1TQ

Misrepresentation Act 1967

Edward Symmons LLP as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

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