

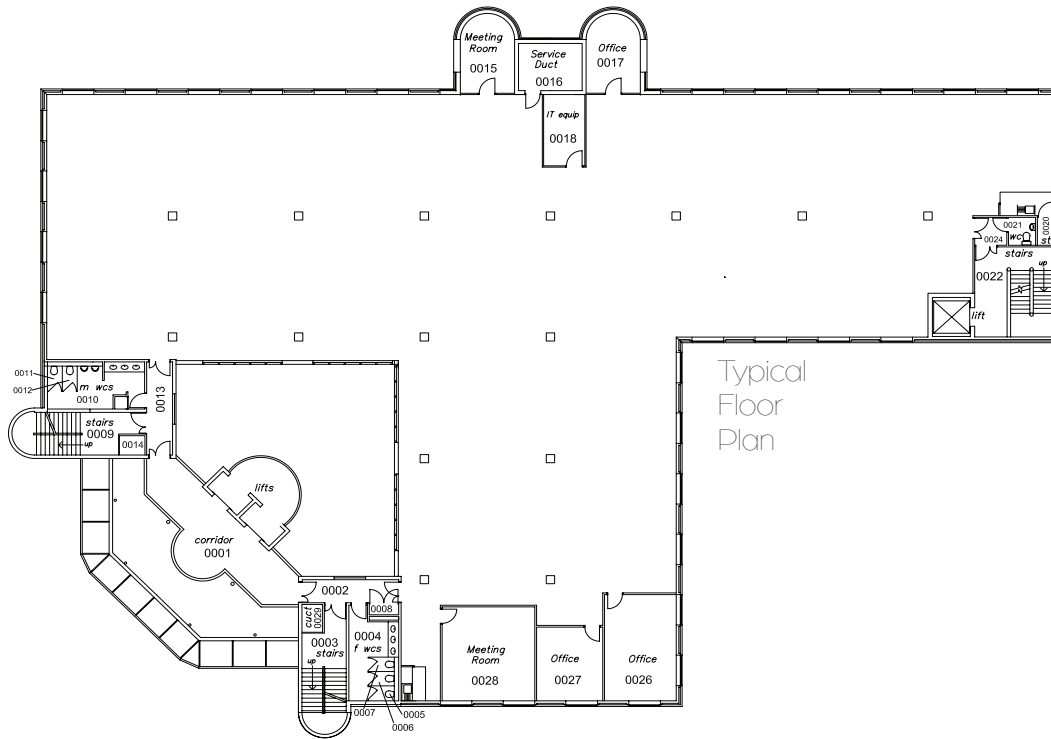


Bayard Place

FOR SALE

Landmark City Centre Office Building
Bayard Place | Peterborough | PE1 1FZ

www.bayardplace.co.uk



Welcome to Bayard

Located in the heart of Peterborough City Centre, Bayard Place is a detached landmark office building providing 61,634 sq ft (5,723.80 sq m) of accommodation over ground and four upper floors, together with an underground car park for 129 vehicles.

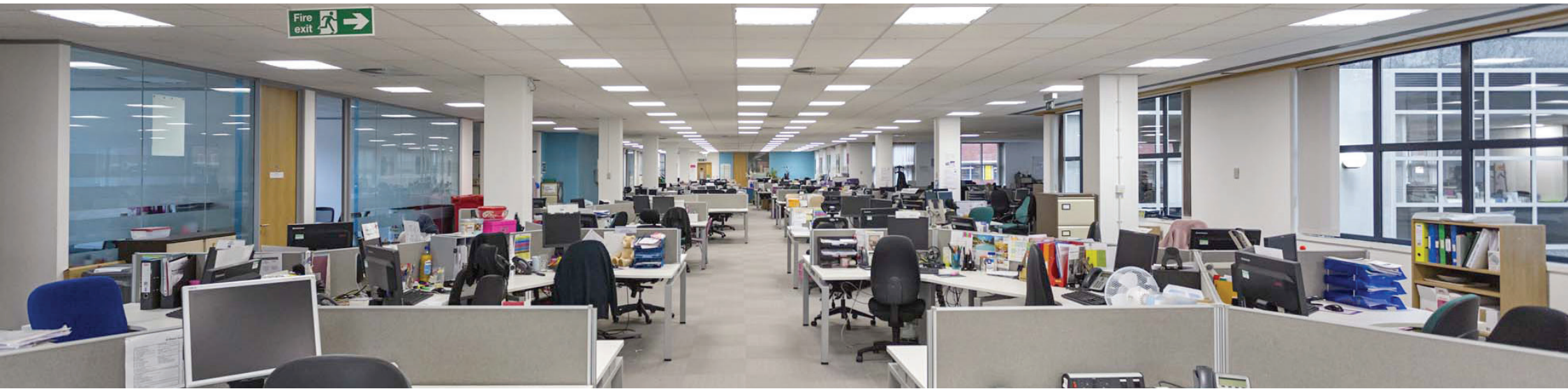
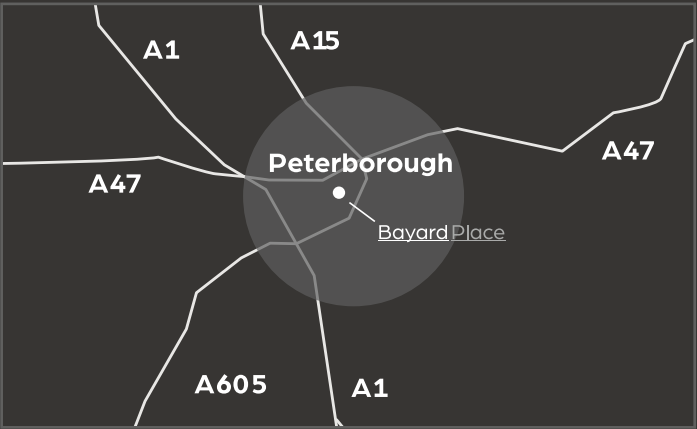
With an imposing full height atrium at the front of the building producing good levels of natural light and an excellent sense of space, Bayard Place provides modern air conditioned office accommodation with full access raised floors throughout. There are two glass passenger lifts running through the atrium, and a further goods lift to the rear of the building. The building is fully DDA compliant.



Floor Areas

Floor	Sq M	Sq ft
Reception / Atrium	209	2,250
Ground floor	1,126	12,120
First floor	1,178	12,680
Second floor	1,180	12,701
Third floor	1,074	11,560
Fourth floor	956	10,323
Total	5,723	61,634

Approximate Net Internal Areas, taken from plan



Welcome to Peterborough

Peterborough is strategically located just off junction 17 of the A1(M), at its junctions with the A47, and just 10 minutes to the north of the A14. There are 5 international airports within 2 hours drive time, and fast rail links on the East Coast mainline to London (51 minutes) and the North (Leeds 1hr 24 mins, Newcastle 2hrs 5 mins).

One of the fastest growing Cities in the UK, Peterborough has a resident population of 197,000 (predicted to rise to 225,000 by 2035). It is home to a richly multicultural community, and many of the UK's major employers have significant presence in the City including Budget Group Insurance, Perkins, Indesit/Hotpoint, Thomas Cook, Diligenta, Yorkshire Banking Group, Amazon and Addison Lee, amongst others.

Peterborough has one of the best earnings to house price ratio's in the UK, one of the fastest commute to work times in the country, and is one of the best connected Cities in the UK thanks to the Gigabit fibre network.



Welcome to the Opportunity

Bayard Place presents one of the few remaining opportunities to acquire a large detached freehold office building in the heart of Peterborough City Centre. Whilst currently an office building, it is envisaged that the property might be suitable for a variety of other uses including as residential, hotel or educational uses subject to planning consent being obtained.

Welcome to the Process

Offers are invited for the freehold interest subject to a 12 month leaseback to Peterborough City Council at a rent of £493,000 per annum subject to a tenant only rolling 2 month break option.

The property is to be sold on an informal tender basis. Best bids are to be submitted to the marketing agents no later than 12 noon on Friday 23rd February 2018. Bids are to be submitted as follows:

- In a sealed envelope marked for the attention of Julian Welch and clearly stating 'Bayard Place Tender' on the reverse.
- The bid must clearly state the identity of the proposed purchaser.
- The bid must clearly state the level of offer in words and figures. Please note any bids made by reference to another bid (for example £1,000 higher than the highest bid) will not be considered.
- The bid must contain proof of the applicants ability to purchase, with supporting financial information as appropriate.
- The bid must confirm details of the solicitor to be instructed in the event that the bid is successful.
- The bid must contain details of any conditions that the purchaser wishes to attach to its offer.

Please note that the vendor will not be obliged to accept the highest, or any, offer received. Any bids received after 12 noon on 23rd February 2018 will not be considered.

Further information, including downloadable content covering plans, building specification and services, draft lease-back to Peterborough City Council and other data is available at www.bayardplace.co.uk

Viewings strictly by appointment only with the sole agents:

**BARKER STOREY
MATTHEWS**










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37 Priestgate, Peterborough PE1 1JL
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Julian Welch
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www.bayardplace.co.uk

Approximate Distances

 Peterborough bus station	 10 mins
 Peterborough train station	 15 mins
 East Mids airport	46 miles
 Luton airport	51 miles
 Stansted airport	55 miles
 Heathrow airport	79 miles
 Gatwick airport	101 miles

Train Journey Times

London	50 mins
Leeds	1hr 20min
Norwich	1hr 30min
Birmingham	1hr 50min
Newcastle	2 hours
Edinburgh	4 hours

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1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BSM have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition.