

Restaurant / Leisure Opportunity



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TO LET

1-4 NENE PROMENADE, FLETTON QUAYS, PETERBOROUGH PE2 8WB

- Exciting new scheme under construction
- Four units ranging from 1,357 sq ft (126 sq m) - 3,884 sq ft (361 sq m)
- Planning consent for Use Class A3 (restaurant and café) and A4 (drinking establishments) with external seating
- Adjacent to a new 160 Hilton Hotel 166,000 sq. ft of offices and 358 apartments (under construction)
- Located just off the A15 (London Road) close to Peterborough United Football Stadium
- Attractive location overlooking the River Nene

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LOCATION

Peterborough is one of the UK's fastest growing cities with a population now in excess of 190,000 people.

The site forms part of the south bank re-development known as Fletton Quays, which in due course will provide:

- 358 luxury apartments – currently under construction by Weston Homes.
- 160 bed Hilton Hotel with a two-storey roof top bar and terrace, leisure facilities and restaurant.
- 166,000 sq ft of Grade A office space including the new headquarters of Peterborough City Council.

DESCRIPTION

The units will be located on the ground floor of four detached residential apartment blocks. A site plan of the scheme layout is available upon request from the agents.

The units will be delivered in a shell condition ready for fit out, with capped services and a shop front installed.

ACCOMMODATION

The approximate floor areas when built will be as follows:-

Description	Sq M	Sq Ft
Unit 1 (block F)	360.82	3,884
Unit 2 (block G)	167.31	1,801
Unit 3 (block L)	126.44	1,361
Unit 4 (block M)	120.07	1,357

BUSINESS RATES

To be assessed upon completion.

USE

Planning consent has been granted for Use Classes A3 (restaurant and café) and A4 (drinking establishments).

Other uses might be considered on a subject to planning basis.

TERMS

The units are available to let on a new lease on terms to be agreed.

Guide rents upon application.

TIMESCALES

Construction has already started with practical completion expected in 2019 on units 1 & 2. Completion on units 3 & 4 is expected in 2021.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

VIEWING

Strictly by appointment with the sole agents.

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