

TO LET - TRADE COUNTER / INDUSTRIAL / OFFICE / RETAIL

# 2 PHORPRES CLOSE

Cygnets Park, Hampton, Peterborough, PE7 8FZ



## Key Highlights

- 15,845 sq ft
- Prominent location in Hampton next to Mercedes and Dobbies Garden Centre
- EPC Rating: D
- Modern detached building comprising showroom, offices, warehouse & yard
- Suitable for a range of uses - subject to planning

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## Location

Hampton is a large township on the southern side of Peterborough city, comprising over 5,000 homes in between the Fletton Parkway (A1139), the A15 and the A1(M). It has primary and secondary schools and at its heart the Serpentine Green Shopping Centre. Leisure facilities include Premier Inn, Brewers Fare, McDonalds and Frankie & Benny's.

Fletton Parkway is close by, providing easy access to the A1(M) at junction 17 and to other parts of the city. Junction 16 of the A1(M) is approximately 3 miles to the south.

## Description

A purpose built modern showroom, rear warehouse and first floor offices totalling 15,845 sq ft. Externally there is a secure yard of 6,098 sq ft to the side and rear of the property, along with a large shared car park to the front.

## Accommodation

The accommodation comprises of the following areas:-

Name	Sq ft	Sq m
Ground - Showroom	5,468	507.99
Ground - Warehouse including mezzanine	5,100	473.81
1st - Office	5,277	490.25
<b>Total</b>	<b>15,845</b>	<b>1,472.05</b>

## Business Rates

From enquiries made of the Valuation Office Agency website we understand the property has a current Rateable Value of £68,500. Estimated rates payable for 2019/20 will be £34,524

## Terms

The unit is available to rent.

## Viewings

Strictly by appointment with the agents Savills or Rab Commercial -Richard Braysher - 020 3751 2775



## Contact

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