



 **HEREWARD**
PETERBOROUGH
PE1 1TA

**Flexible leisure /
retail / commercial
opportunity to let**

**From 979 to
23,205 sq ft
available
with parking**

 **TYDUS**
PETERBOROUGH
01733 590 600
TYDUSPRE.COM

Savills Peterborough

savills.co.uk

01733 344414



POTENTIAL TO BE SPLIT TO SUIT REQUIREMENTS

THE LOCATION

Peterborough is one of the UK's fastest growing and best connected cities



The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population, now in excess of 200,000.

Over the past year there has been over £80 million of investment funding secured, including the final phase of the University Campus - 'The Lab' at ARU Peterborough (completion September 2024), and the proposed transformation of the Station Quarter.

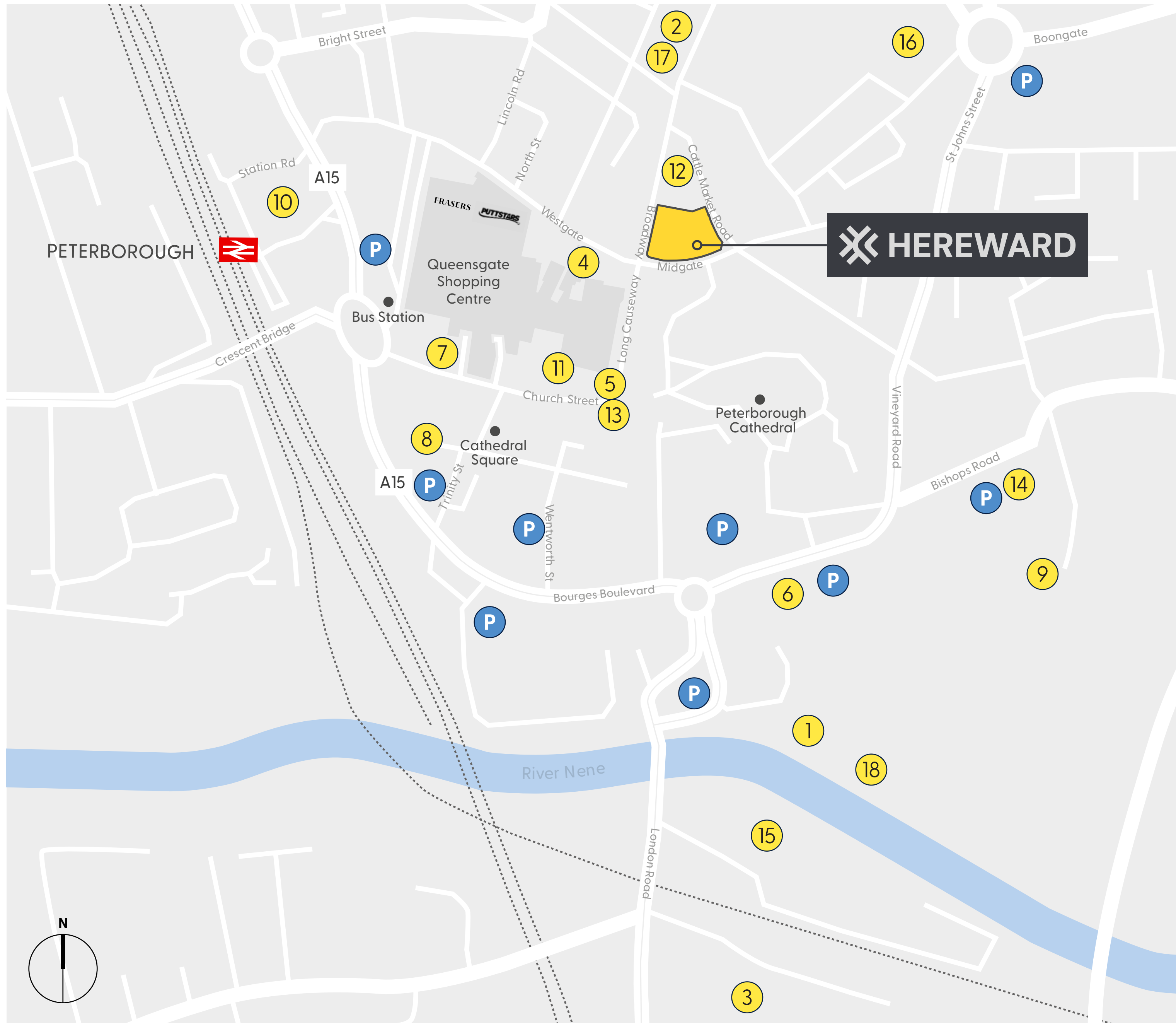
Hereward is prominently located in the city centre. It is within an area of high footfall with good access to public transport with bus stops outside Hereward and the railway station about 10 minutes walk away. Nearby occupiers include Tesco Metro, Poundland, Stonegate Pub Company and JD Wetherspoon pub.

42 MINUTES
TO LONDON KING'S
CROSS STATION

CITY CENTRE TO A1(M) IN
**UNDER 15
MINUTES**

5
INTERNATIONAL
AIRPORTS
LESS THAN 2 HOURS
AWAY BY ROAD





TOP CITY CENTRE SITES

- 1 Key Theatre
- 2 New Theatre
- 3 Weston Homes Stadium
- 4 Westgate Arcade
- 5 The Guildhall
- 6 Lido
- 7 Cowgate
- 8 Peterborough Museum
- 9 Athletic Track
- 10 Station Quarter
- 11 Bean Around Coffee
- 12 Tesco
- 13 Cote Peterborough
- 14 ARU University Campus
- 15 Flettons Quays Development
- 16 City College Peterborough
- 17 Central Library
- 18 The Embankment
- P Parking



Peterborough Townhall, Bridge Street in Cathedral Square





Queensgate Shopping Centre



'The Lab' part of ARU University Campus - an interactive science facility and education space



CGI of the proposed walkway from the Station - part of the proposed Station Quarter redevelopment

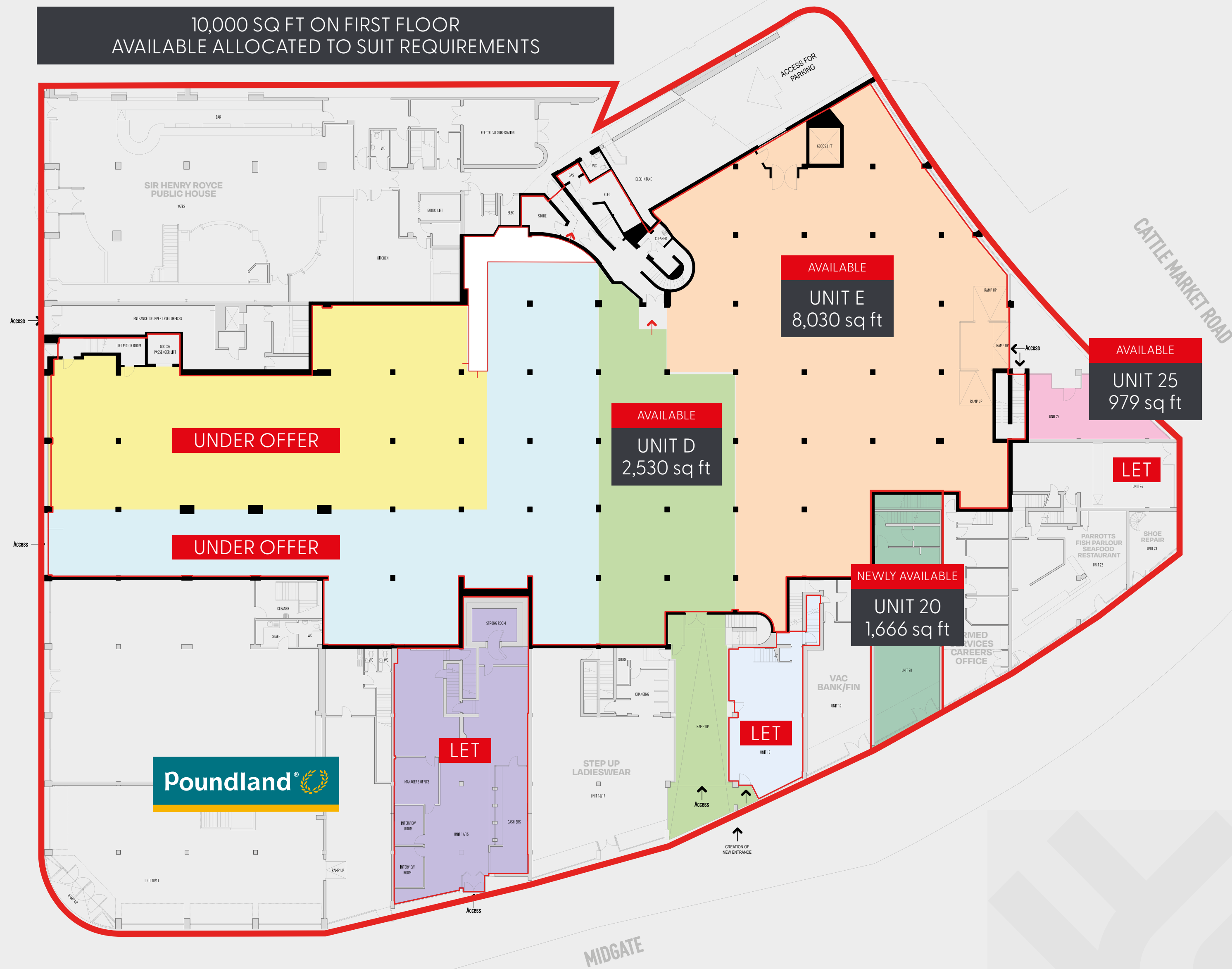


View from Peterborough Guildhall towards the Cathedral



Long Causeway - view towards Cathedral Square

10,000 SQ FT ON FIRST FLOOR
AVAILABLE ALLOCATED TO SUIT REQUIREMENTS



AREAS

UNIT	SIZE (sq ft)	COMMENTS
UNIT D	2,530	combined space available in D & E up to 10,560 sq ft
UNIT E	8,030	
UNIT 20	1,666	self-contained with great frontage
UNIT 25	979	self-contained
1ST FLOOR	10,000	up to 10,000 sq ft available accessed from front/ rear of unit
TOTAL	23,205	

23 PARKING SPACES AVAILABLE

RENT

Rents starting from £20,000 per annum.

LEASE

The properties are available on a new lease for a term to be agreed.

RATES

Service charge and rates upon application.





Please contact
the joint agent
for viewings

Drew Greenhalgh
drew.greenhalgh@savills.com
01733 209947

Edward Gee
ege@savills.com
017333 209906

William Elphinstone
willelphinstone@tydusre.com
07876 131346

Sophie Dickens
sophiedickens@tydusre.com
07763 206550

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