FOR SALE - OFFICE / D2 (ASSEMBLY AND LEISURE) / DEVELOPMENT

CYGNET ROAD
Cygnet Park, Hampton, Peterborough, PE7 8FD

Key Highlights

- 19,265 sq ft
- Prime office location close to ABF, News International and CDW
- 3.44 acre (1.39 hectare) total site area with a low site coverage of approximately 15%
- EPC Rating: B
- Grade A offices totalling approximately 19,265 Sq Ft (1,789.8 Sq M)
- Planning consent for up to 173 spaces
- Suitable for a range of uses or redevelopment - subject to planning

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
01733 344 414
savills.co.uk
Location
Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. The city has excellent rail with the fastest journey time to London’s Kings Cross being approximately 45 minutes.

The property is located off Cygnet Road in Hampton, one of Peterborough’s prime office parks. Hampton is a large township on the southern side of Peterborough, comprising over 5,000 homes in between the Fletton Parkway (A1139), the A15 and the A1(M). It is approximately 5 miles from the city centre and 2 miles from Yaxley which has a further population of over 10,000 people. It has primary and secondary schools and at its heart is the Serpentine Green Shopping Centre.

Description
The property comprises a high quality single storey office building with conference facilities, of brick and steel frame construction. Internally there is a large reception area which leads onto a central circular corridor running through the entire building with offices on either side. There are canteen, conference/meeting rooms and WC facilities. It is carpeted throughout with suspended ceilings, recessed lighting and air-conditioning in some areas. Externally there is currently car parking for 58 cars with consent to create up to 173 spaces.

Accommodation
From enquiries made on the Valuation Office Agency website the property has an approximate Net Internal Area of:-

<table>
<thead>
<tr>
<th>Name</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit - Ground Floor</td>
<td>19,265</td>
<td>1,789.78</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>19,265</strong></td>
<td><strong>1,789.78</strong></td>
</tr>
</tbody>
</table>

Business Rates
From enquiries made of the Valuation Office Agency web site we understand the property has a current Rateable Value of £183,000 with estimated rates payable for 2019/20 of £92,232

Terms
The property is available for sale. Guide price upon application. VAT will not be payable on the purchase price.

Viewings
Strictly by appointment with the sole agent.

Contact
Edward Gee BSc (Hons) MRICS
+44 (0) 1733 209 906
+44 (0) 7807 999 211
egee@savills.com

Sam Major BSc (Hons) MRICS
+44 (0) 1733 201388
+44 (0) 7807 999137
sam.major@savills.com

IMPORTANT NOTICE
Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property other than as herein or otherwise, either on their own behalf or on 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 22/06/2020