

TO LET / FOR SALE - RETAIL

# UNIT 3 FLETTON QUAYS

London Road, Peterborough, PE2 8AN



## Key Highlights

- 1,361 sq ft
- Adjacent to new 160 bed Hilton Hotel, 166,000 sq ft of offices, including the PCC HQ, and 358 luxury apartments
- Exciting opportunity on new residential scheme
- Opposite the new Anglia Ruskin University (walk-over bridge to be built in due course)
- Attractive location overlooking the Nene river
- Suitable for a range of uses - subject to planning

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## Description

Fletton Quays forms part of the re-development of the south bank which provides 358 luxury apartments, Hilton Hotel and 166,000 sq ft of Grade A office space including the new headquarters of Peterborough City Council, the Government Hub and Passport Office.

## 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 St Pancras being approximately 45 minutes.

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. 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.

Fletton Quays is a new riverside development located to the south of the city centre with residential apartments, new hotel under construction and Peterborough City Council's new HQ building.

## Accommodation

The accommodation comprises the following areas:

| Name           | sq ft        | sq m          | Availability |
|----------------|--------------|---------------|--------------|
| Ground - Floor | 1,361        | 126.44        | Available    |
| <b>Total</b>   | <b>1,361</b> | <b>126.44</b> |              |

## Viewings

Strictly by appointment with the sole agents.

## Terms

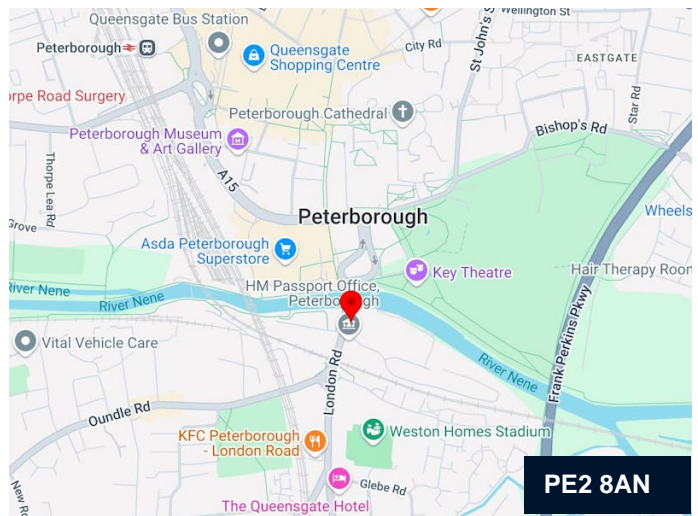
The property is available for sale on a long leasehold basis of 996 years - guide price of £300,000 plus VAT. A letting may be considered - guide rent upon application.

## Service Charge

A service charge is payable towards common areas on the estate.

## Business Rates

Upon Enquiry



## Contact

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