

FLEET HOUSE

PETERBOROUGH | PE7 8FD



PRESTIGE GROUND FLOOR OPEN PLAN OFFICES UNDERGOING REFURBISHMENT

2,500 – 5,414 SQ FT / 232 – 503 SQ M TO LET

THE EDITOR Letters emailed to letters@thebrink.co.uk must carry the full post

members by changing the pattern of questions or the order of the questions. It is required to surrender the unique, capable, curious, and timeless learning.



A1(M)

FLEETON PARKWAY

TESCO EXTRA

M&S FOOD

NEXT

DOBBIES

PREMIER INN

CHIQUITO

BELLA ITALIA

FRANKIE & BENNY'S

MCDONALDS

HARVESTER

MASTERCARD

FLEET HOUSE

STARBUCKS

PROMINENTLY LOCATED ADJACENT TO THE A15
WHICH PROVIDES ACCESS TO FLEETON PARKWAY

LOCATION

Fleet House is prominently located adjacent to the A15 which provides access to the A1139 (Fletton Parkway) approximately half a mile to the north.

The A1139 connects with the A1(M) junction 17 some 3 miles west of the property. Additionally the A15 connects south via Yaxley to the A1(M) at junction 16 Norman Cross.

Peterborough railway station is approximately 3 miles to the north and is served by the East Coast Main Line with a fastest journey time to London King's Cross of 50 minutes. In addition, the station serves as a major interchange with east-west services to Stansted Airport via Cambridge and to Birmingham via Leicester.



SITUATION

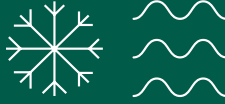
Fleet House is prominently situated adjacent to the roundabout with The Serpentine and the A15 London Road in the Hampton business area to the south west of Peterborough town centre.

Surrounding uses include a wide range of retail and leisure facilities, including a Tesco Extra, Premier Inn, Costa, Frankie & Benny's, Chiquito, Harvester, and Bella Italia.






WEST WING
5,414 sq ft




HEATING, VENTILATION, & AIR CONDITIONING (HVAC)



SUSPENDED CEILING



20 CAR SPACES
(1:271 SQ FT)



DOUBLE-HEIGHT RECEPTION



FULL ACCESS RAISED FLOORS



MALE, FEMALE AND DISABLED WC'S




LED LIGHTING & PIR SENSORS



SHOWER FACILITIES



GREAT LOCAL AMENITIES – GYM, SHOPS, RESTAURANTS



LIFT ACCESS

DESCRIPTION

The property, built in approximately 2001, comprises a prestigious office development with brick elevations over ground and first floors, centred around a full height glass atrium.

The office accommodation is currently undergoing refurbishment and will benefit from heating, ventilation, and air conditioning (HVAC), suspended ceilings with inset LED lighting, aluminium double glazed windows and fully raised carpeted floors. The property benefits from one passenger lift and male, female and disabled W.C.'s on both ground and first floors.

To the front of the building there are 20 on site car parking spaces which provide a ratio of 1:271 sq ft.

The property has an EPC rating of D.



ACCOMMODATION

	Sq M	Sq Ft
Ground Floor West Wing	232 – 503	2,500 – 5,414

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