

**THE
BOULEVARD**
HAMPTON

2 WAREHOUSE / INDUSTRIAL UNITS FROM 22,000 SQ.FT UP TO 65,000 SQ.FT

HAMPTON AVENUE > HAMPTON > PETERBOROUGH > PE7 8QH



AVAILABLE Q4 2023

TO LET

HAMPTON

The Boulevard is a speculative development site totaling 8.2 acres and is located in the township of Hampton located 3 miles south of Peterborough city centre. Hampton is Peterborough's newest township and to date has seen the construction of over 6,000 new homes with a further 10,000 planned over the coming years.



202,600
LOCAL
POPULATION



101,600
ECONOMICALLY
ACTIVE



£565.5
AVERAGE WEEKLY
PAY (Peterborough)



£628.9
AVERAGE WEEKLY
PAY (Regional)

As part of the overall development of Hampton a variety of amenities have been developed over the years to provide local residents with the benefits of a village lifestyle. The Boulevard sits at the heart of Hampton's commercial area and neighbours household names such as:



TESCO



COSTA

M&S
- FOOD -

next



KFC

BELLA
ITALIA

Harvester

Frankie & Benny's

CHIQUITO

THE SCHEME



The Boulevard will consist of 2 industrial units which are available from 22,000 sq.ft up to 65,000 sq.ft. respectively. They will form part of a larger development with pre-lets secured to a UK PLC for a last mile delivery facility and a national operator for a new food store. The Boulevard will provide much needed commercial / distribution space to both Hampton and Peterborough.

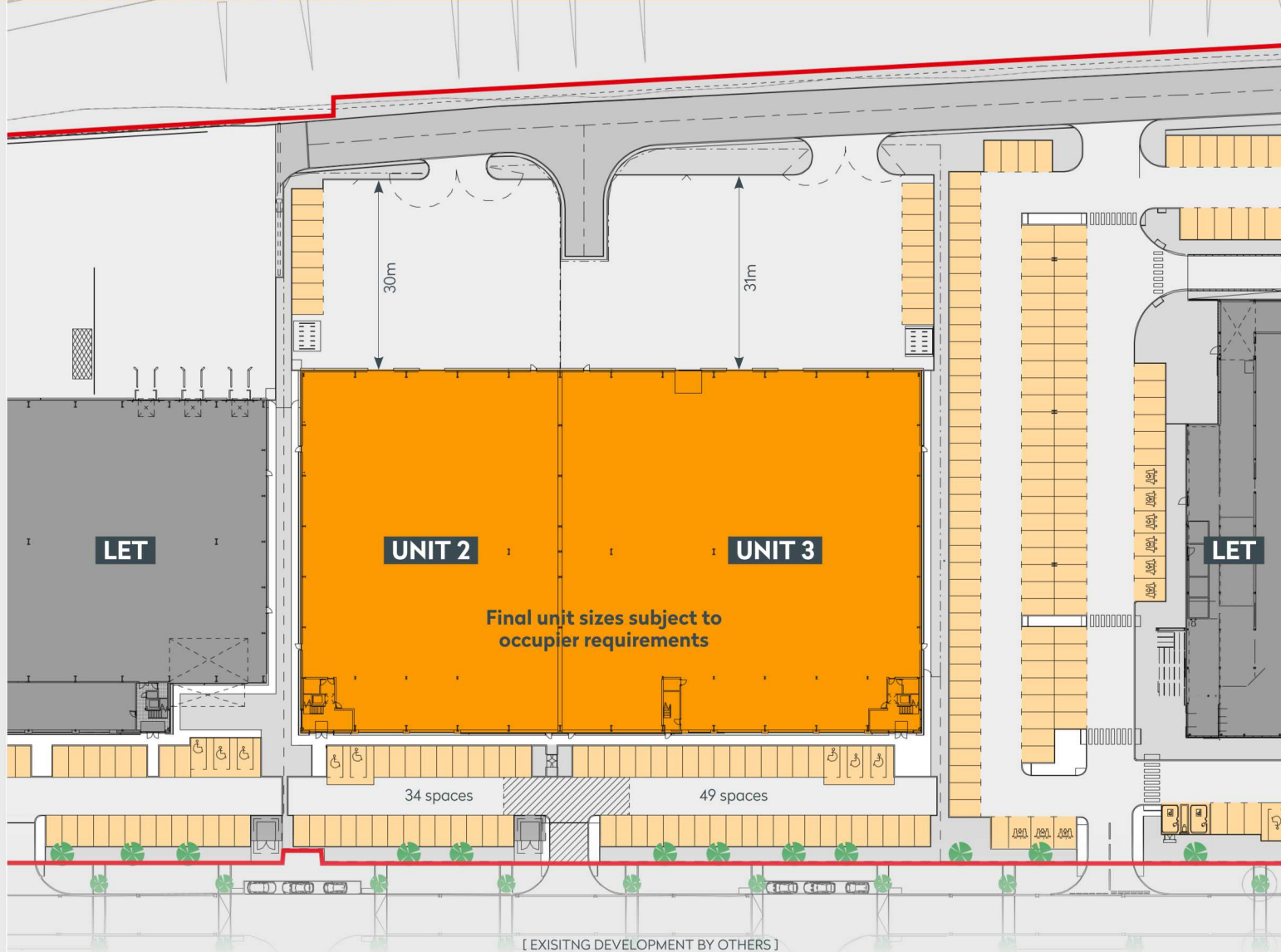
Both units are to be built to a high specification which internally will include fully fitted offices to the first floor with comfort cooling / heating systems, high quality kitchens and toilet facilities and a double height feature entrance and reception area with ceramic floor tiling.

Externally the units will benefit from 30 meters deep yards, fully fenced and secure concrete service yards, level loading doors, covered cycle storage, high quality landscaping and EV charging.

Consideration will also be given to combining the units into a single larger unit.



MASTERPLAN



50 k/Nm²
floor loading



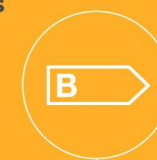
8m clear
internal height



EV charging
bays



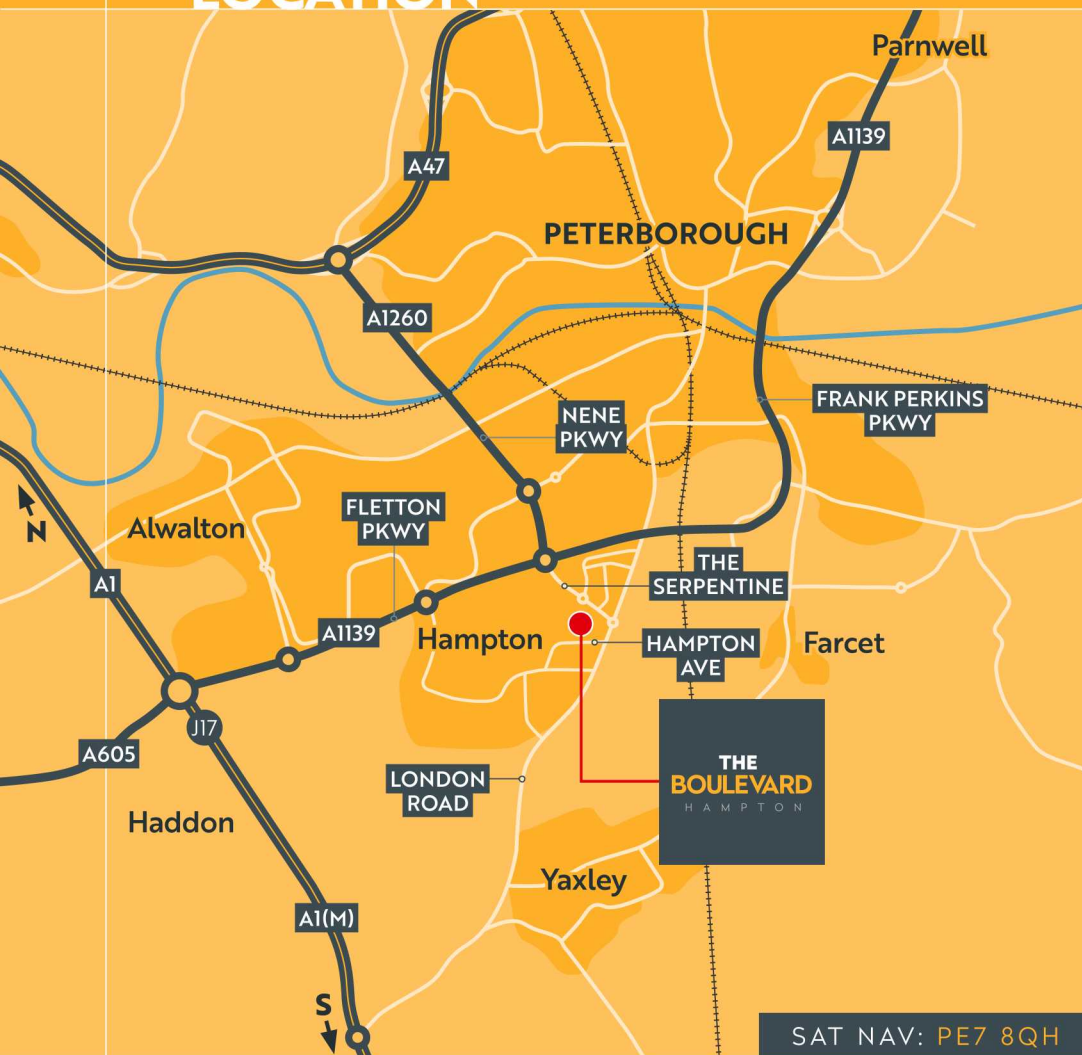
BREEAM®
BREEAM rating
"very good"



EPC
rating "B"

	UNIT 2	UNIT 3
Warehouse	19,378 - 29,405 sq.ft	29,123 - 39,100 sq.ft
Office	2,663 sq.ft	4,326 sq.ft
Total	Subject to final wall location	
Power	250 kVA	350 kVA
Car Parking	34 spaces	49 spaces
Loading Doors	2	3

LOCATION



TERMS

The units will be available on long term leases at terms to be agreed.

A service charge will be levied for the upkeep of the site. For further information please contact the joint agents or the developer direct.

ALL ENQUIRIES



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**PEVERIL
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