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NEW BUSINESS UNIT- TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**UNIT 2 HAMPTON BOULEVARD, HAMPTON, PETERBOROUGH  
PE7 8QH**

**Rent £10.50 per sq ft pax**

**2,522.3 sq m (27,150 sq ft)**

- Adjacent to Serpentine Green Shopping Centre
- Suitable for a range of uses
- Good access to A1(M)
- Large workforce within immediate vicinity

## LOCATION

The site is situated on Hampton Boulevard within the new Hampton Vale development accessed off the A15 located approximately 3 miles south west of Peterborough city centre. Over recent years Hampton has rapidly established itself as a prime commercial location benefitting from easy access onto the City's dual carriageway ring road system provide access to the A1(M) and A15.

The site is situated adjacent to the Serpentine Green Shopping Centre attracting approximately 5.5m visitors per year.

Hampton has a population of over 10,000 which is continuing to grow with a further 8,000 dwellings to be built over the next 10 years. The wider district of Peterborough has a total population of approximately 216,300 with just over half being within the working age group 16-64.

## DESCRIPTION

A new high quality semi-detached building within a self-contained gated site adjacent to the Serpentine Green Shopping Centre in Hampton. The unit will have the following specification:

- Two level loading doors
- A 10-12 metre clear working height
- First floor comfort cooled offices.
- 27 car parking spaces to the front of the building with a further 8 to the rear.

## ACCOMMODATION

Total: 27,150 sq ft                      2,522.3 sq m

Area includes 3,150 sq ft of office space.

## RENT

£10.50 per sq ft per annum exclusive VAT, service charge, insurance and all other outgoings.

The unit will be available TO LET by way of a new full repairing and insuring lease, term by negotiation. It should be noted that a term certain of less than 10 years will not be available.

Rent is subject to lease terms, agreed level of specification and occupier status. Further details upon request.

## VAT

VAT will be charged on the rent.

## BUSINESS RATES

The unit is yet to be assessed for business rates. The agents will provide a general guide for budgeting purposes.

## LEGAL COSTS

Each party to bear their own cost in relation to this transaction.

## TIMING/ PLANNING

Planning consent was granted as the start of 2024 and we are expecting start on site summer 2024 with anticipated completion of the development summer 2025. Further information available from the agents.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**incorporating Barker Storey Matthews**

Stephen Hawkins  
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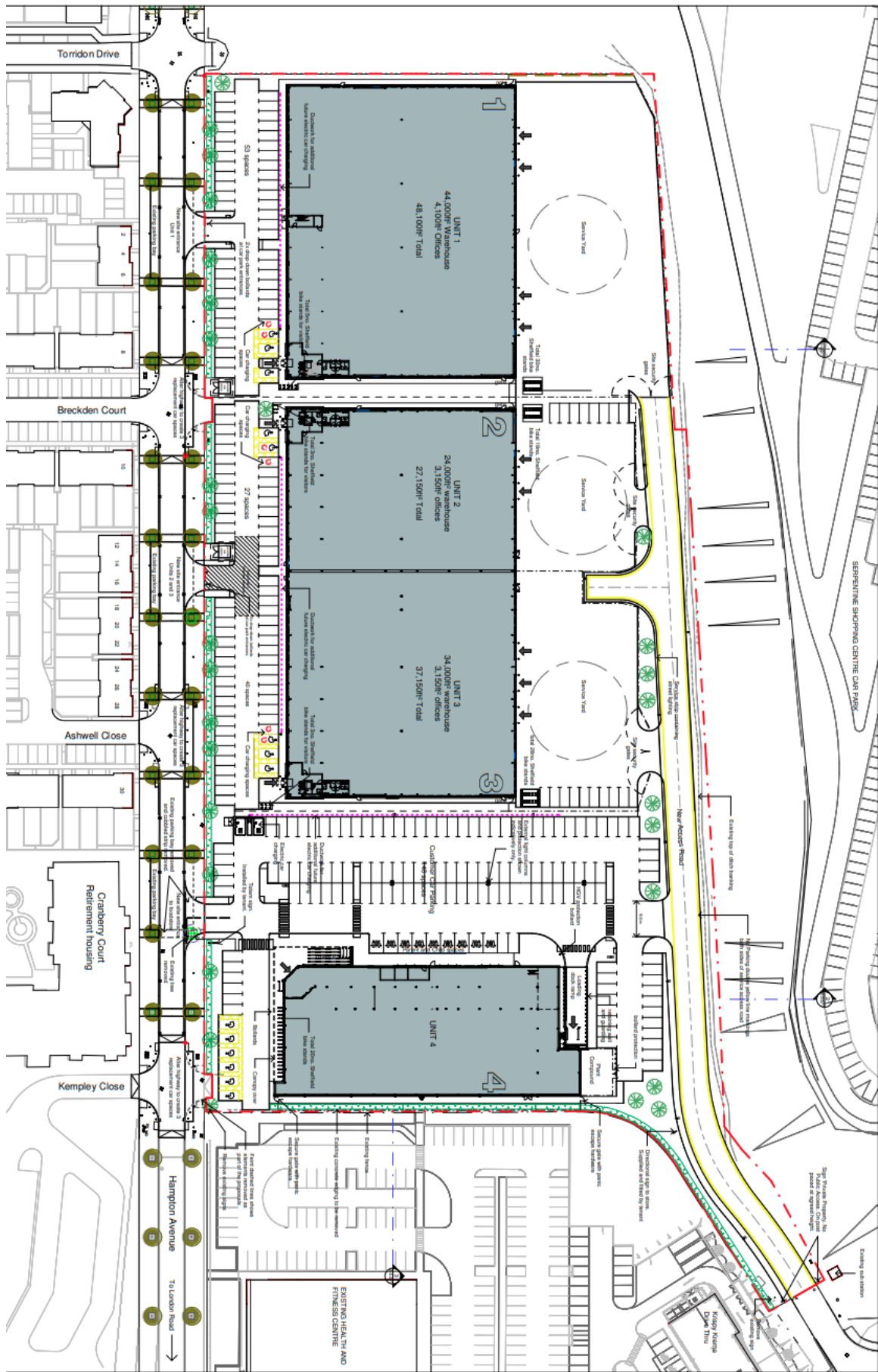
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For more information, visit [eddisons.com](http://eddisons.com)  
T: 01733 897722

### Important Information

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