

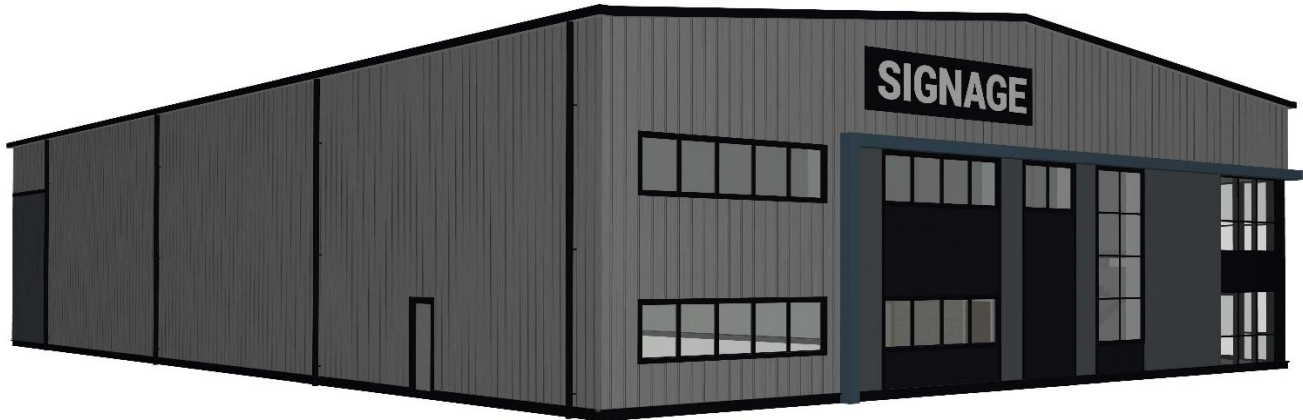
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eddisons.com

NEW DEVELOPMENT – INDUSTRIAL/WAREHOUSE
UNIT ON SELF CONTAINED SITE – TO LET

Eddisons

Incorporating Barker Storey Matthews



North East Illustrative View



North West Illustrative View

**UNIT C HAMPTON BUSINESS PARK, CLUB WAY, HAMPTON,
PETERBOROUGH, PE7 8FD**

RENT GUIDE £155,000 pax

**Size: 1,289.22 sq m
(13,877 sq ft)**

- New unit to let available summer 2025 (STP)
- Eaves height extending to 8m / 26ft
- Self-contained site with yard extending to 1.31 acres STS
- Office content and loading doors to suit
- Two level loading doors to rear

LOCATION

Hampton Business Park is located on Club Way, within the new commercial employment area of Hampton. The development is within 1.5 miles of junction 17 of the A1(M) and close to junction 3 of the A1139 Frank Perkins Parkway, which in turn forms part of Peterborough's dual carriageway ring road system giving easy access to the city centre, the A1(M), A15, A47 and A605 trunk roads. Occupiers in the immediate vicinity include Stapletons tyres, Mercedes Benz, Volvo, British Sugar, CDW and Jewson.

DESCRIPTION

Unit C comprises a detached self-contained unit on a self-contained site and forms part of a new development of 3 detached buildings on the south side of Club Way

- Eaves height extending to 8m / 26ft
- Self-contained site of 1.31 acres or thereabouts
- Pitched roofs with 10% roof lights
- Office content to suit
- Two level loading doors to the rear of the building
- Concrete loading and car parking areas

SERVICES

Mains electricity, drainage and water will be made available to the premises. Occupiers requirements may be accommodated, subject to further negotiation.

ACCOMMODATION

| | | |
|--------------|---------------|--------------|
| Ground Floor | 1,119.42 sq m | 12,049 sq ft |
| First Floor | 169.8 sq m | 1,828 sq ft |
| Total | 1,289.22 sq m | 13,877 sq ft |

Floor area quoted as GIA and subject to final measurement upon completion of the development.

RENT/VAT

£155,000 per annum exclusive of VAT, insurance and all outgoings. VAT will be charged on rent.

TIMING

Completion of the units is anticipated for Autumn 2025, subject to agreement with occupiers' requirements.

LEASE TERMS

Terms by negotiation.

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

Steve Hawkins
01733 556495
Stephen.Hawkins@eddisons.com

Ref: 801.150794
May 2024



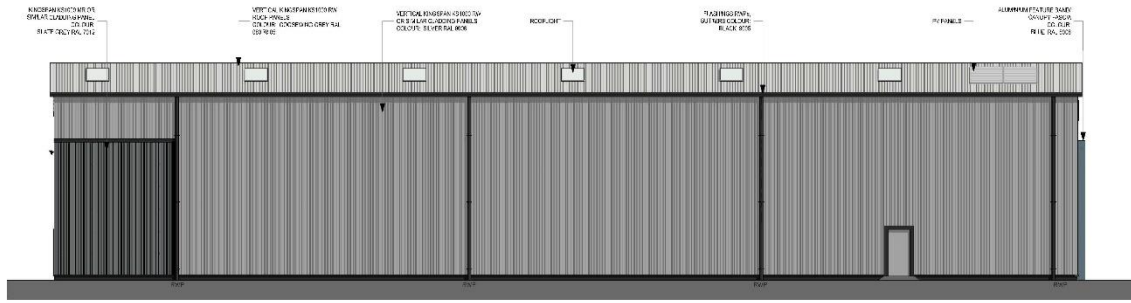
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Important Information

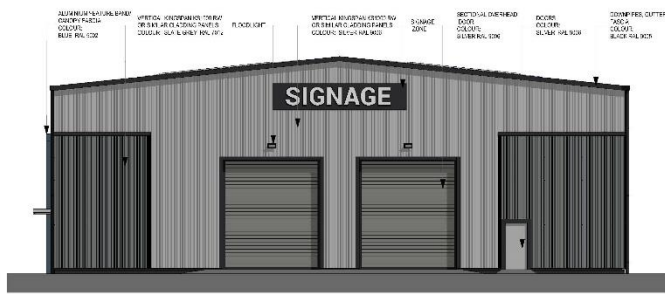
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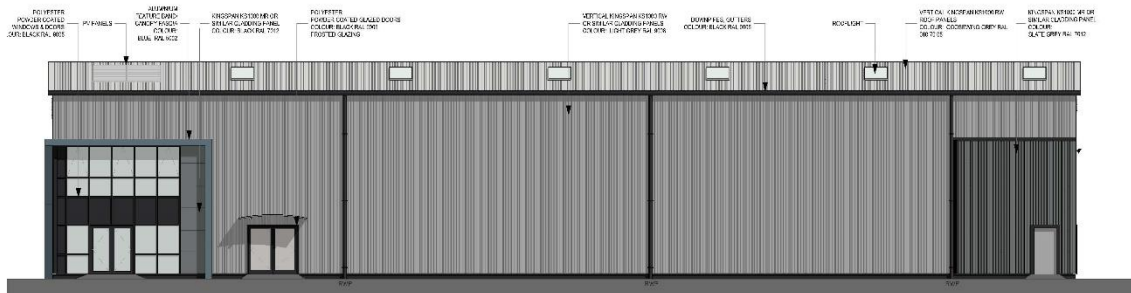
EAST ELEVATION @ 1:100



SOUTH ELEVATION @ 1:100



NORTH ELEVATION @ 1:100



WEST ELEVATION @ 1:100

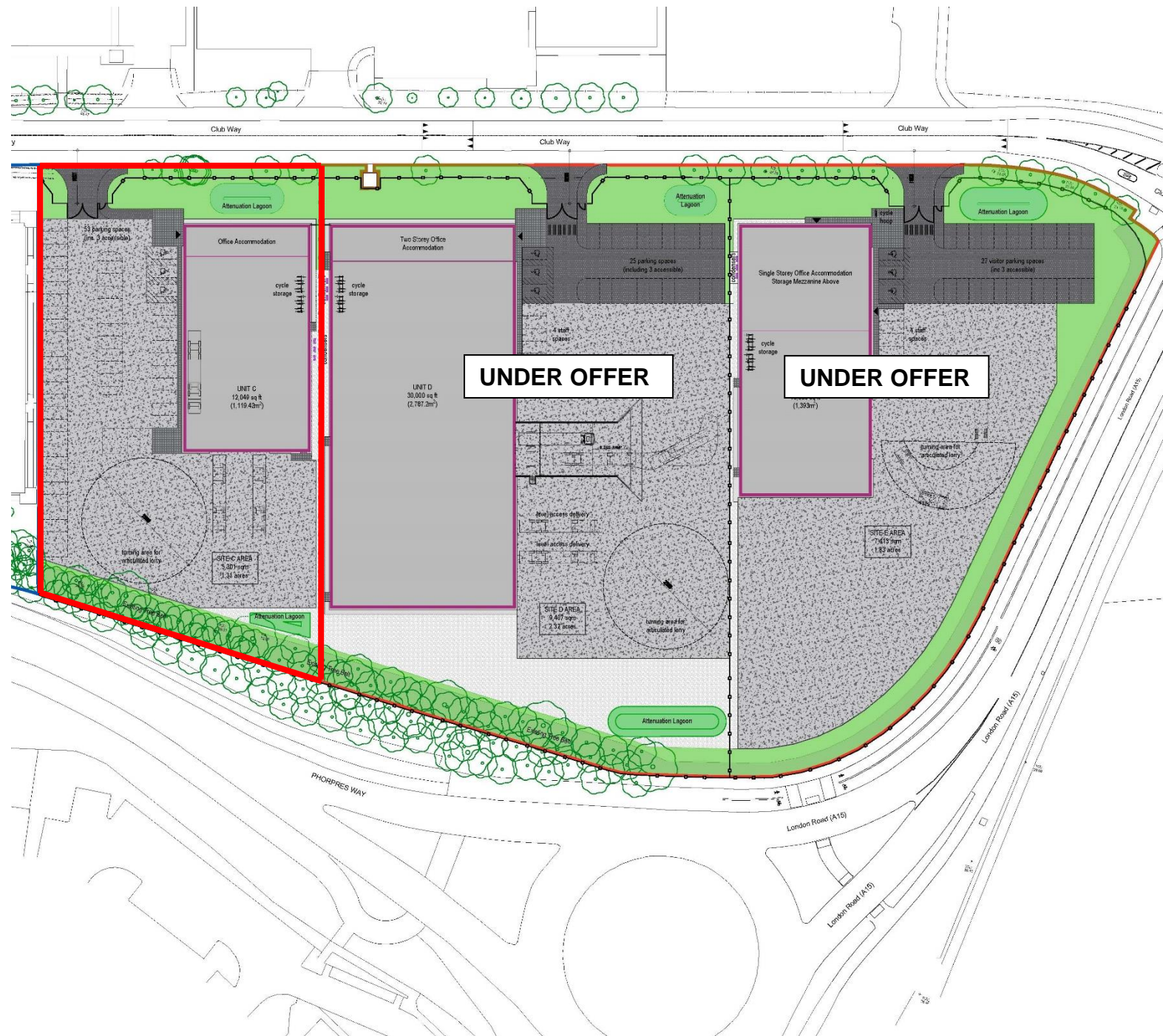
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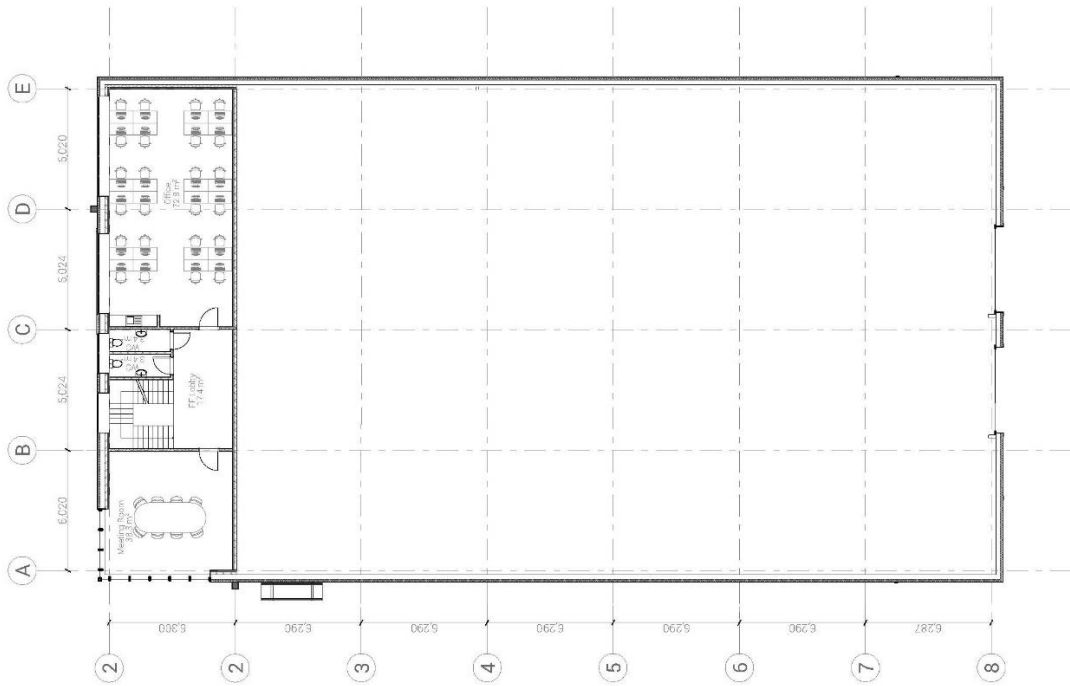
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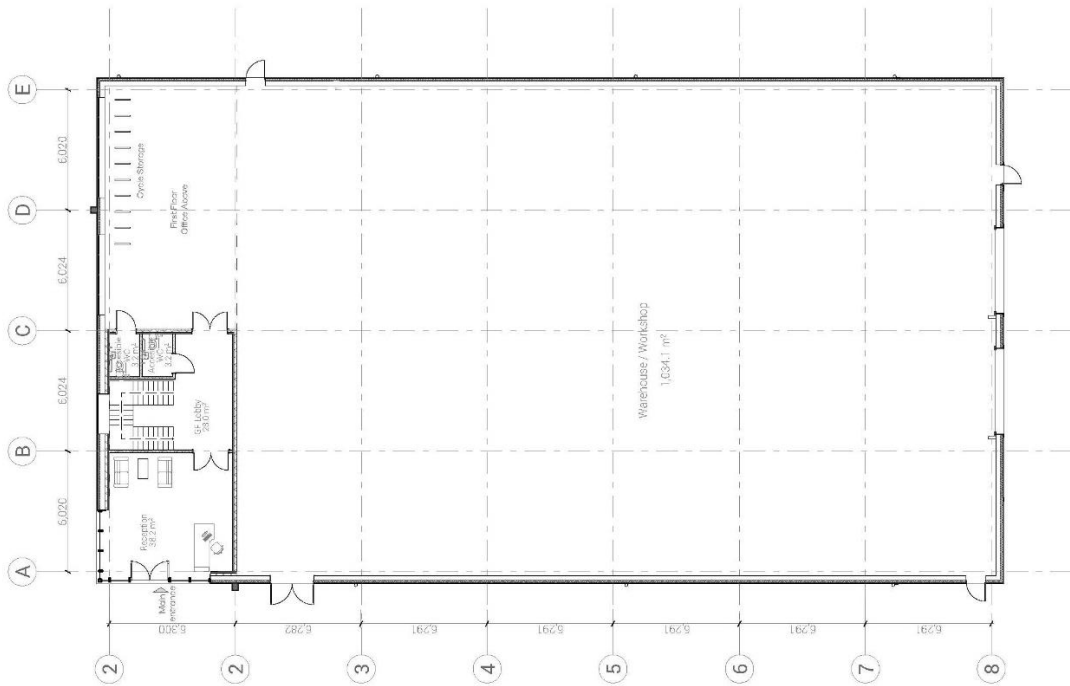
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MEZZANINE FLOOR PLAN @ 1:200



GROUND FLOOR PLAN @ 1:200

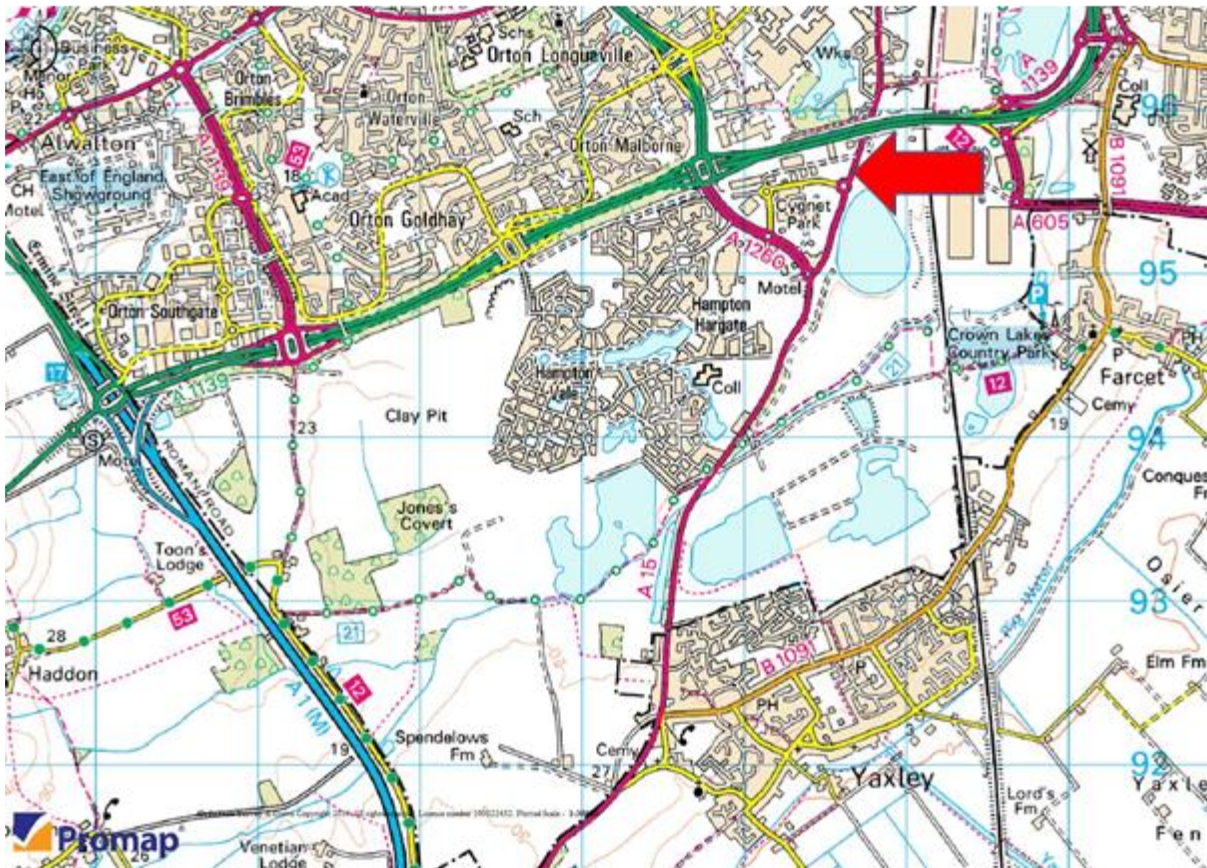
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