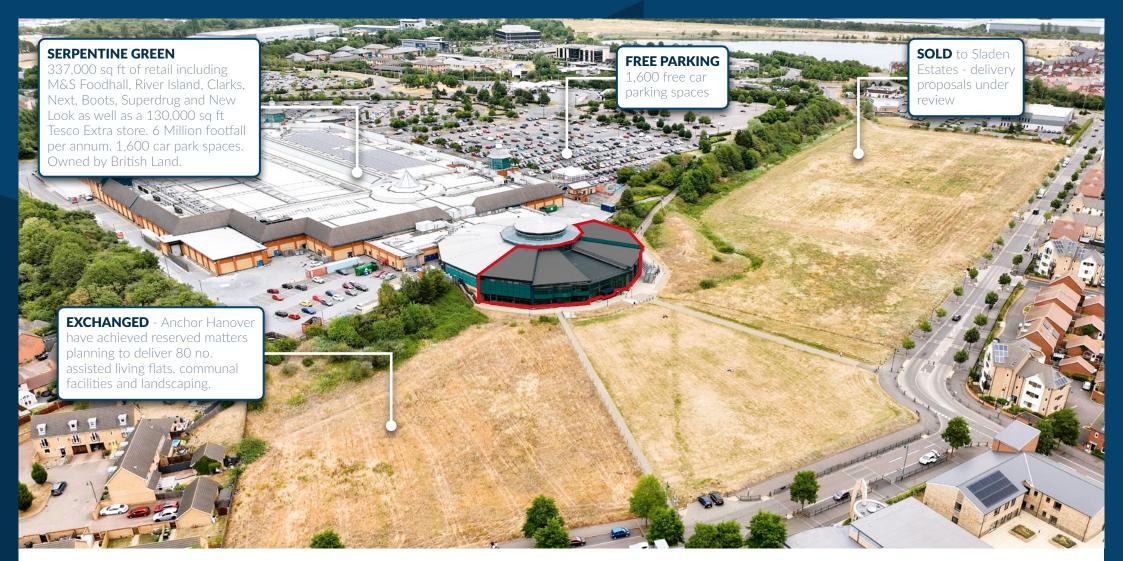
# **Retail Opportunity to Lease – Flexible and Cost Effective Terms Available**

Units 23-26, The Rotunda, Serpentine Green Shopping Centre, Peterborough, PE7 8BE









# **DESCRIPTION**

The available space sits inside the wider Serpentine Green Shopping Centre within an area known as 'The Rotunda'. The property benefits from pedestrian access within the shopping centre as well as its own self-contained access points via Hampton Avenue and Silver Hill. 1,600 parking spaces are available at Serpentine Green.

The unit is fitted to shell and core with capped off services which gives flexibility for a range of commercial uses.

The space is available either as a single unit or it can be subdivided into 2 or 4 smaller units which can be made available individually. The accommodation can be broken down as follows:

Unit	Size Sq M	Size Sq Ft
23	247	2,659
24	173	1,862
25	132	1,421
26	838	9,020
TOTAL	1,390	14,962

#### **LOCATION**

The Hamptons are a series of 'villages' created by O&H Land, the master developer, sitting less than 4 miles from Peterborough City centre, Cambridgeshire. With 6 villages delivered to date and two further villages, Hampton Woods and Hampton Beach, still to come.

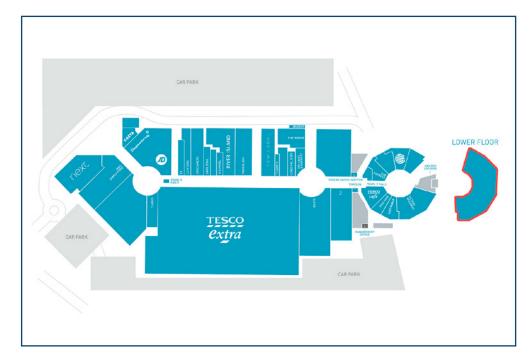
These villages consist of:

- Over 6,500 new homes delivered
- Over 1,000 acres of open spaces
- 2 secondary & 4 primary schools delivered
- A further primary school due to open at Hampton Water in September 2022
- Various leisure facilities including a wakepark, Peterborough Green Wheel cycle routes, leisure centres, Vivacity.
- The Hamptons new daycare Hospital opening Autumn 2022
- 10 minutes to Peterborough Train Station with direct trains to London Kings Cross in 45 minutes.

# **SITUATION**

The available units sit within the wider Serpentine Green Shopping Centre owned by British Land. Serpentine Green is a 337,000 sq ft retail centre with 1,600 car parking spaces. Other occupiers in the centre include; Tesco, M&S, Boots, Clarks, River Island and Superdrug.







### **PLANNING**

The units sit within use class E and can therefore be used for a range of commercial uses.

The landlord will consider other uses outside of this use class subject to the tenant making their own planning enquiries.

#### **TERMS**

The units are available on a flexible and cost effective basis by way of a new lease direct from the landlord.

Terms to be negotiated with the landlords agent.



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