

Retail Opportunity to Lease – Flexible and Cost Effective Terms Available

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



SERPENTINE GREEN

337,000 sq ft of retail including M&S Foodhall, River Island, Clarks, Next, Boots, Superdrug and New Look as well as a 130,000 sq ft Tesco Extra store. 6 Million footfall per annum. 1,600 car park spaces. Owned by British Land.

FREE PARKING

1,600 free car parking spaces

SOLD to Sladen Estates - delivery proposals under review

EXCHANGED - Anchor Hanover have achieved reserved matters planning to deliver 80 no. assisted living flats, communal facilities and landscaping.

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

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.



Further Information

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