



**UNIT A3, HAMPTON BUSINESS PARK**  
**Club Way, Hampton, Peterborough PE7 8JA**

#FileNo: 8011237916

# UNIT A3 HAMPTON BUSINESS PARK

CLUB WAY, HAMPTON, PETERBOROUGH PE7 8JA



## Agreement

To Let



## Detail

Trade Counter/light industrial  
warehouse unit  
Fitted with CCTV and Alarm  
System  
Eaves height of 7.1m



## Price

From £60,000 pax



## Size

8,109 sq.ft. (753 sq.m.)



## Location

Peterborough, PE7 8JA



## Property ID

#801.1237916

**For Viewing & All Other Enquiries Please Contact:**



**SIMON PARSONS MRICS**

**Director**

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## Property

The property comprises an end of terrace modern industrial / warehouse unit benefitting from a shared concrete yard area and car parking both to the front of the unit. There is also a modern sectional 'up and over' electrically operated loading door. Internally, the unit provides an office area, located to the front of the unit, along with a small staff area, previously installed by the former tenant. The warehouse has been fitted out with LED lighting and provides an eaves height of circa 7m. The former tenant has fitted out the unit with a racking system, however, this can be left in-situ or removed, subject to interested parties' preference. There is also good natural lighting provided by way of the roof lights. The former tenant has also provided an electric convector heater, situated above the loading door, which again can be removed if not required.

## Accommodation

Floor areas are measured on a gross internal floor area basis.

Area	m <sup>2</sup>	ft <sup>2</sup>
TOTAL	753	8,109

## Services

Mains electricity and water are provided to the unit. Interested parties are, however, advised to make their own enquiries to the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

## EPC

EPC Rating B (47). A copy of the EPC is available on request.

## Town and Country Planning

We understand that the property has consent for Uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Business Rates

**Warehouse and Premises  
Rateable Value: £54,500 (From 1 April 2026)**

Interested parties are encouraged to verify the Rateable Values and Rates Payable figures with Peterborough City Council.

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

## Lease

The property is being offered on either an assignment or sub-lease of the existing lease, which expires on the 23rd February 2030.

## Rent

The passing rental is £60,000 per annum exclusive.

## VAT

We understand that the VAT will be charged on the rent.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

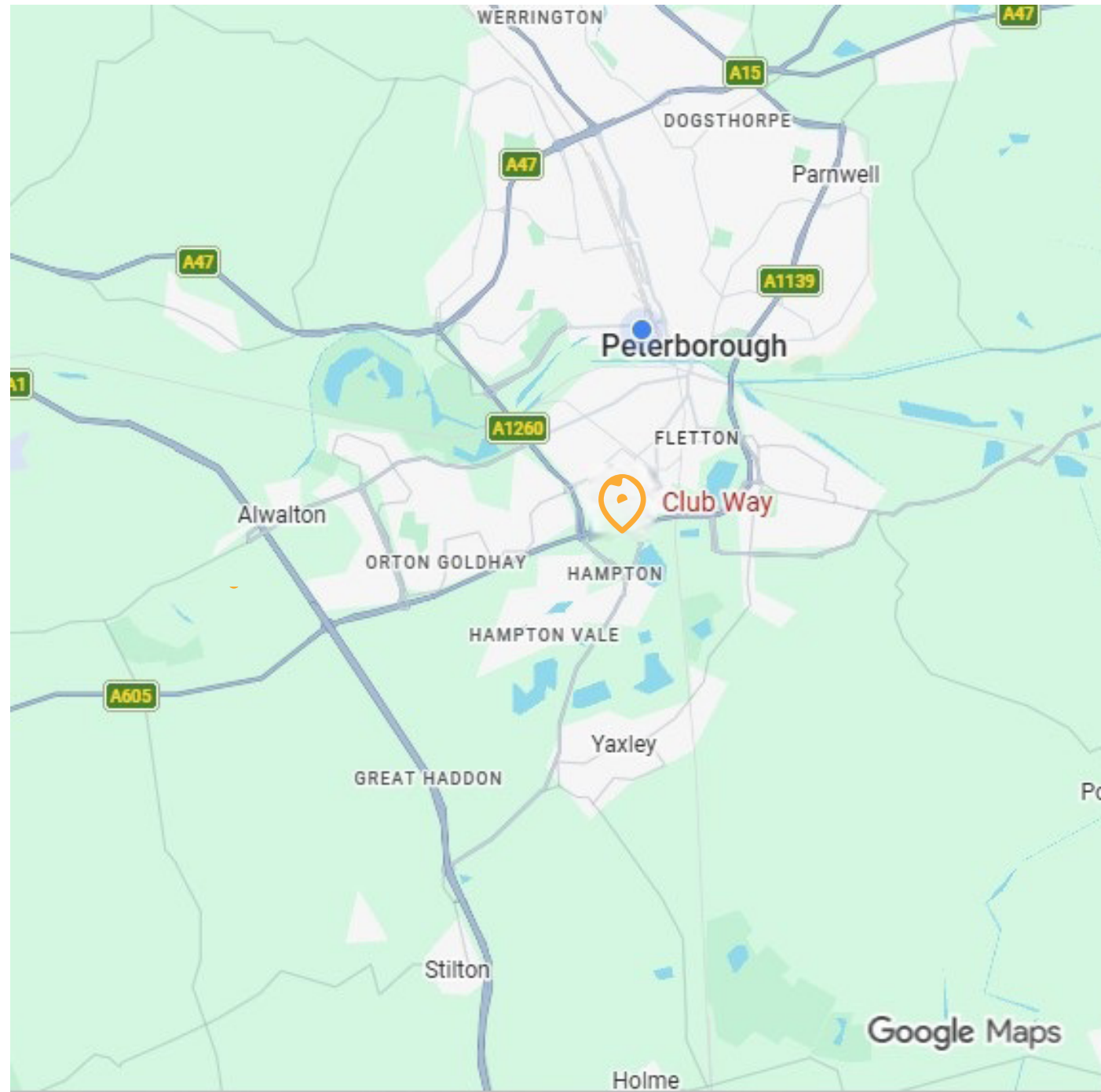
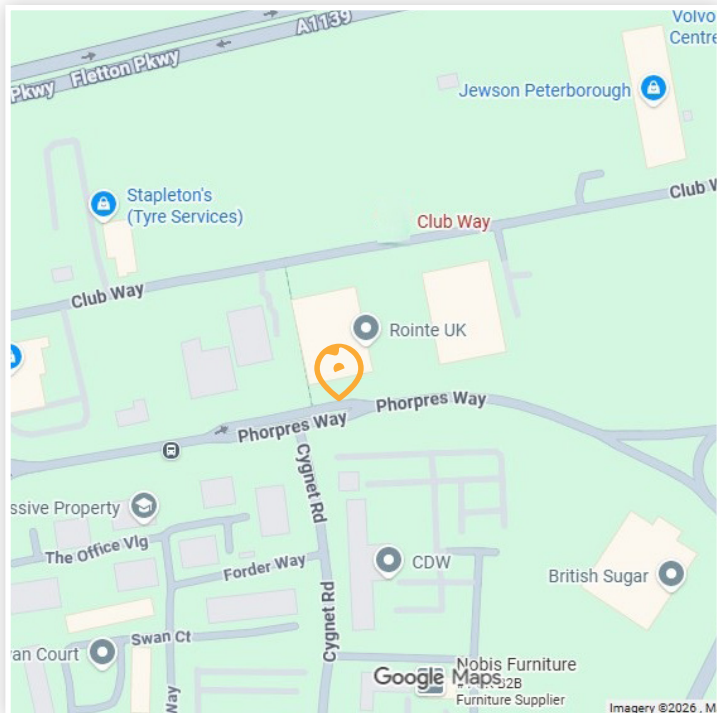
## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

## Location

Hampton Business Park is located in 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.

The development fronts Club Way, the A15 London Road and Phorpres Way. Occupiers in the immediate vicinity include Kiddicare, Mercedes Benz, PAGE Group, Premier Kitchens and Bedrooms, Garrard Waters Carpets and Jewsons builder merchants. Shopping facilities including Tesco are located at Serpentine Green, a short distance away.





Google Maps

