

NEW BUSINESS UNIT

TO LET / MAY SELL



Unit 2 Hampton Boulevard, Hampton

Peterborough PE7 8QH

801.167904



BTG
Eddisons

UNIT 2 HAMPTON BOULEVARD

HAMPTON, PETERBOROUGH PE7 8QH



Agreement

To Let



Detail

New business unit



Rent / Price

£11.50 per sq ft pax
Price on Application



Size

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



Location

Peterborough, PE7 8QH



Property ID

801.167904

For Viewing & All Other Enquiries Please Contact:



STEPHEN HAWKINS

Consultant

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Property

A new high quality 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 access loading doors
- First floor comfort cooled offices
- 8 metre clear working height
- BREEAM rating “very good”
- EPC rating A anticipated
- EV charging bays
- 30m secure yard
- 35 car parking spaces

Accommodation

The building is under construction. The target floor area, in accordance with the prevailing RICS Code of Measuring Practice, will be as follows.

Area	Sq Ft	SqM
Warehouse	2229.7	24,000
Offices	292.6	3,150
TOTAL	2522.3	27,150

NB The building could be combined with Unit 3 to give a total floor area of 5,973.6 sq m (64,300 sq ft).

Rent

The rent is £11.50 per sq ft per annum exclusive of VAT, service charge. Insurances and all usual outgoings.

Lease

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

Price

The unit may be available for sale freehold, price upon application to the agents.

Rates

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

Timing

The unit is currently under construction and will be made available Summer 2026. Further information available from the agents.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

Prospective tenants and / or purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

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 providing 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.



