



## Unit 2

Mallory Road, Peterborough, PE1 5AU

Modern purpose built retail  
warehouse unit adjoining  
Halfords

10,000 to 20,569 sq ft  
(929.03 to 1,910.92 sq m)

- Good visibility to the units from Frank Perkins Parkway (A1139)
- 10,569 sq ft (ground floor) with full mezzanine at first-floor.
- Loading bay at rear
- Glass frontage with double doors
- 71 shared parking spaces
- Access to the first floor via stairs and lift.
- Large shared yard
- Split options available from c. 5,000 sq ft

## Summary

|                |                        |
|----------------|------------------------|
| Available Size | 10,000 to 20,569 sq ft |
| Rent           | £175,000 per annum     |
| Rates Payable  | £80,808 per annum      |
| Service Charge | £1.15 per sq ft        |
| EPC Rating     | B                      |

## Description

The unit is currently vacant having been occupied by Fabb Furniture. It incorporates a full cover trading mezzanine.

Car parking is to the front and sides of the respective unit with a total of 71 spaces providing a ratio of (1:261 per sq ft) shared with Halfords. There is a large shared service yard to the rear of the unit, incorporating additional car parking spaces. Access to the scheme is directly off Mallory Road and is shared by both customer and servicing vehicles.

The Unit has an EPC B rating.

## Location

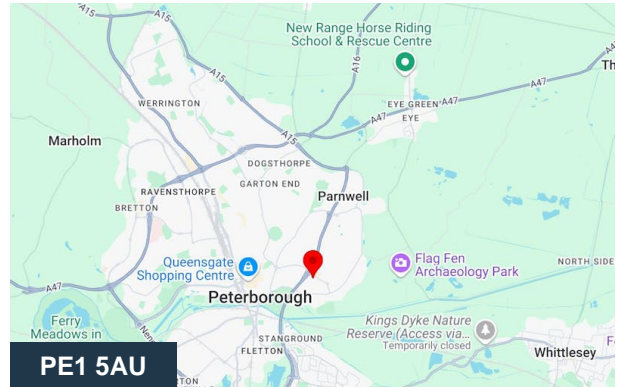
The unit is in the well established retail & leisure destination of Boongate with The Range, Smyths Toys, Wickes, Homebase, Pizza Hut, and Anglian Direct all close by. It is also adjacent to a Multiplex Showcase Cinema and a number of car dealerships.

The city's location means that it benefits from excellent transport communications, being only 4 miles north east of junction 17 of the A1(M), which provides direct access south to Cambridge, the M25 and London, as well as the north and north east. The A605 provides a link west, via Kettering, to the M1 Motorway which in turn connects with Leicester, Nottingham and the north, as well as the Midland's Motorway Network. The A47 is the primary route linking with Norwich, Great Yarmouth and Peterborough is a major stop on the East Coast Main Line, with a fastest journey time of around 45 minutes into King's Cross Station, London.

## Accommodation

The accommodation comprises the following areas, With the option to split into 2 units:

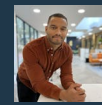
| Name            | sq ft         | sq m            | Availability |
|-----------------|---------------|-----------------|--------------|
| Ground - Ground | 10,569        | 981.89          | Available    |
| Mezzanine       | 10,000        | 929.03          | Available    |
| <b>Total</b>    | <b>20,569</b> | <b>1,910.92</b> |              |



## Viewing & Further Information



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Angling Direct

Wickes

HONDA

VAUXHALL

PEUGEOT

JAGUAR  
LAND-ROVER

VOLVO

TOYOTA

SHOWCASE  
CINEMAS

R

SAINSBURY'S

bm

halfords

Frankie & Benny's

safestore

PIZZA  
HUT

Shell

A1139