

INDUSTRIAL TO LET

The Causeway

Peterborough, PE6 0QQ



Key Highlights

- 412 - 1,881 sq ft
- Available December 2027
- Prominent retail parade
- On-site car parking
- Nearby to A47
- Suitable for a range of uses - subject to planning
- EPC: to be assessed

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

Four recently refurbished retail units situated on a retail parade. The scheme offers a range of flexible retail units, well suited to a variety of uses (subject to planning).

Externally there is communal parking.

ACCOMMODATION

The accommodation comprises the following areas:

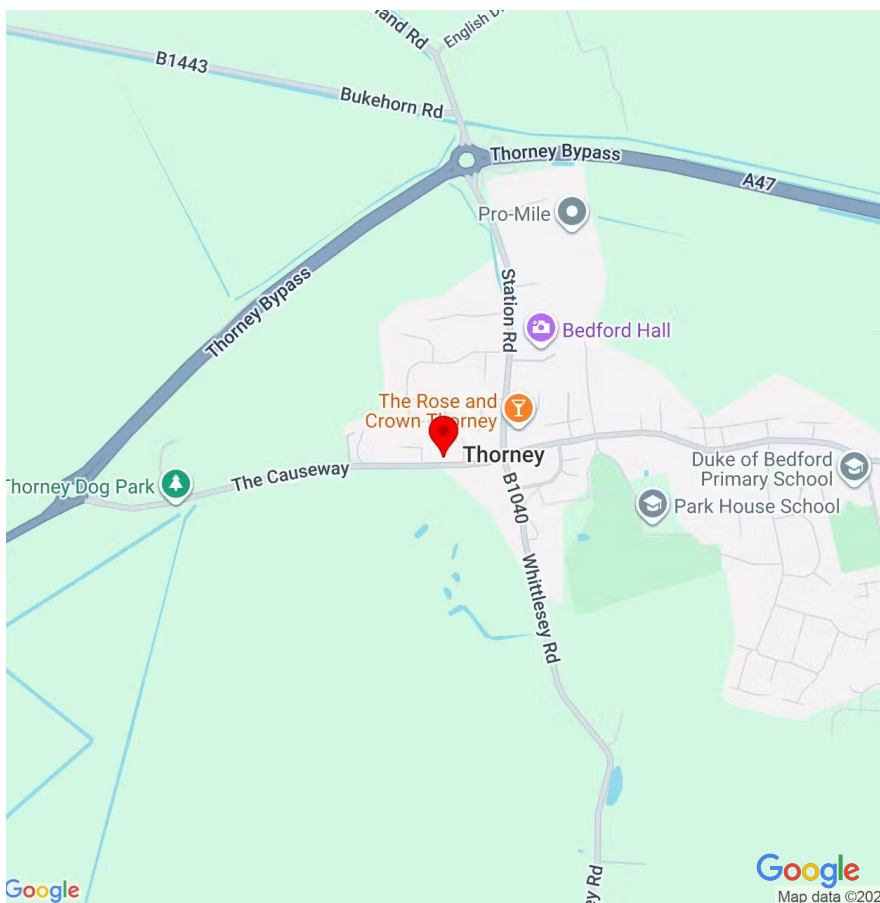
FLOOR AREA	SQ FT	SQ M
Unit - 2	787	73
Unit - 3	1,881	175
Unit - 4	412	38
Unit - 5	914	85
TOTAL	3,994	371

LOCATION

Thorney is a well-established village in Cambridgeshire, located approximately 8 miles east of Peterborough. the location offers convenient access to the A47 and A1(M).

Peterborough Railway Station is on the East Coast Mainline which allows direct access to London King's Cross with a fastest journey time of approximately 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 55 min). Peterborough is also served by the Cross Country operated Birmingham to Peterborough line with services to Leicester (55 min) and Birmingham (1 hr 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports.

It has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population with a current population within the urban area of approximately 205,000.



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VIEWINGS

Strictly by appointment with the sole agent.

TERMS

The units are available to let on terms to be agreed.

VAT

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

BUSINESS RATES

Upon application.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

EPC

Upon application.

LEGAL COSTS

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

PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

Edward Gee BSc (Hons) MRICS

egee@savills.com
+44 (0) 7807 999 211
+44 (0) 1733 209 906

Drew Greenhalgh

drew.greenhalgh@savills.com
07811 697365
+(44) 1733 209947

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Revision
No.

Description
Revised To Comment

Date
18/03/2028

SKA SK ARCHITECTURE

Client
Tarun Singh

Project
Thorney Factory to Retail

Drawing
Floor Plan as Proposed

Scale
1:100 @ A1

Date
18/03/2028

Project No.
252 SKA TM 08 00 05

Drawing No.
SKA TM 08 00 05

Revision
A00

DRAFT

SCALE 1:100
SCALE 1:1