

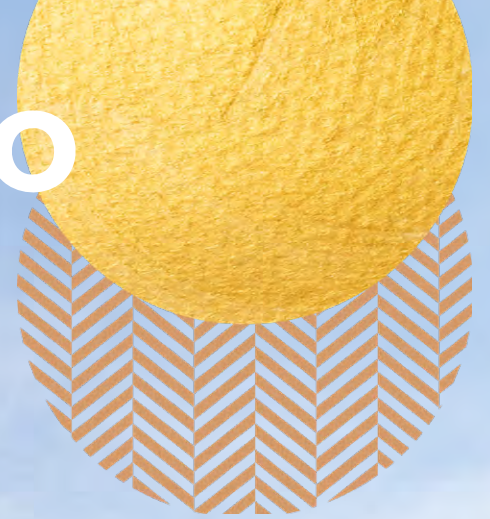


Indigo

Peterborough PE1

Two new commercial units

Indigo





The city has excellent rail connections with the fastest journey time to London's King's Cross St. Pancras being approximately 45 minutes.

LOCATION

Peterborough is a cathedral city in Cambridgeshire located approximately 30 miles northwest of Cambridge, 38 miles east of Leicester, 46 miles southeast of Nottingham and 74 miles north of central London. At the 2021 Census, Peterborough had a district population of 215,673.

ROAD

The A1/A1(M) Great North Road (London to Edinburgh) passes through the west side of Peterborough and is accessible at Junction 17.

RAIL

Peterborough railways station is a principal stop on the East Coast Mainline (London Kings Cross to Edinburgh Waverley) with high-speed intercity services operated by LNER at around a 20 minute frequency (fastest journey to central London circa 45 minutes).



Birmingham	86 miles
Cambridge	44 miles
London	86 miles
Manchester	161 miles
Nottingham	62 miles

Source: Google Maps



Grantham	19 mins
Stevenage	28 mins
King's Cross, London	45 mins
Cambridge	50 mins
York	1h 5 mins
New Street, Birmingham	1h 43 mins

By train from Peterborough Station



POSTCODE:
PE1

SITUATION

Indigo fronts Cattle Market Road to the west, Northminster to the east and City Road to the south within the city centre.

The development is located near the main bus station, providing excellent transport links across the city, and is within easy reach of the railway station.

In addition to great transport connections, Indigo is surrounded by a vibrant mix of restaurants, bars and theatres, with Queensgate Shopping Centre nearby offering a wide range of retail outlets.



PETERBOROUGH
CATHEDRAL

QUEENSGATE
SHOPPING CENTRE

BUS STATION


TRAIN STATION

WAITROSE

CITY ROAD

NORTHMINSTER

Indigo



DESCRIPTION

Indigo is a new flagship development by Cross Keys Homes, located in the vibrant heart of Peterborough city centre. The development provides 315 affordable homes and two commercial units within two connected wings with a central private communal courtyard.

As a species of plant, Indigo means a sign of hope and new beginnings, which is what the developers have delivered with the regeneration of the site.

Unit A

19 Cattle Market Road, Peterborough PE1 1WS

Provides open plan accommodation over ground and first floors. The unit has glazed frontages and has been fitted out as an office with ancillary facilities.

Unit B

26 Northminster, Peterborough PE1 1YN

Provides open plan accommodation over ground and first floors and benefits from a first floor external balcony. The unit has been completed to a shell condition, with glazed frontages.



PLANNING

The units are understood to have planning consent for the following uses with the Town and Country Planning (Use Classes) Order 1987 (as amended):

E(a)	Shop
E(b)	Café or restaurant
E(c)	Financial and professional services
E(e)	Medical or health services
E(g)(i)	Office

and / or

Sui Generis	Pub or drinking establishment
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Unit A

Floor	sq ft	sq m
Ground	1,720	159.8
First	1,081	100.4
Total	2,801	260.2

Unit B

Floor	sq ft	sq m
Ground	2,565	238.3
First	963	89.5
Total	3,528	327.8

TERMS

Units are available to let upon new effective full repairing and insuring leases for a minimum term of five years.

RENT

Unit A - £35,000 per annum exclusive.
Unit B - £50,000 per annum exclusive.

SERVICE CHARGE

A service charge will be payable towards the maintenance and upkeep of the building and external communal areas. Further details are available upon request.

EPC

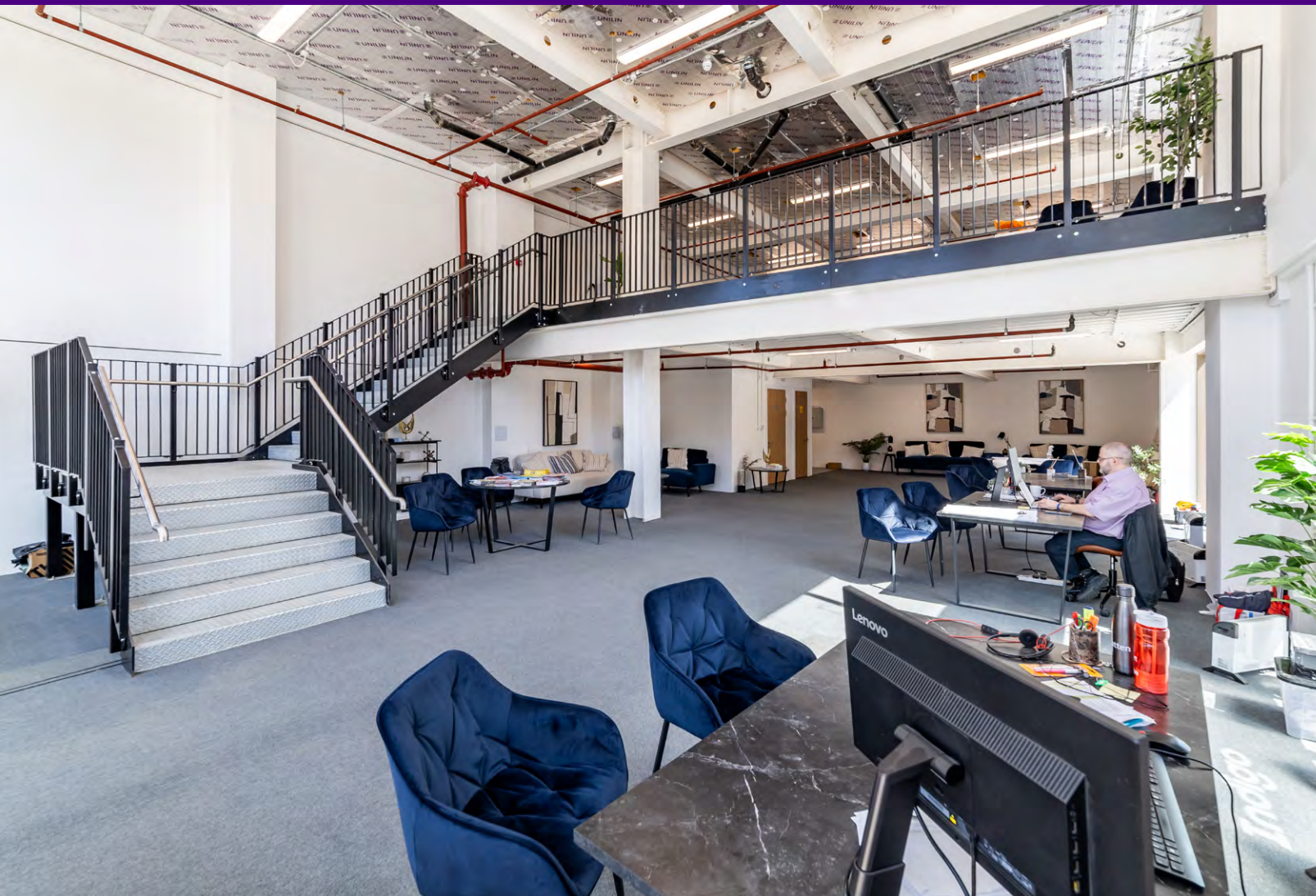
Unit energy ratings are to be assessed.

RATEABLE VALUES

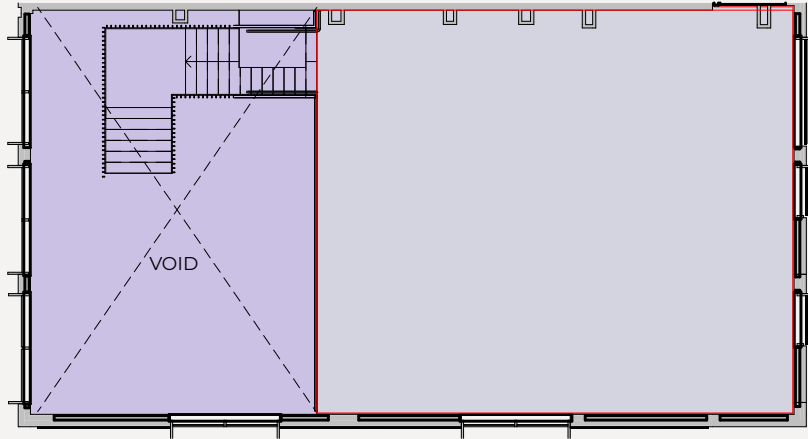
To be assessed.

VAT

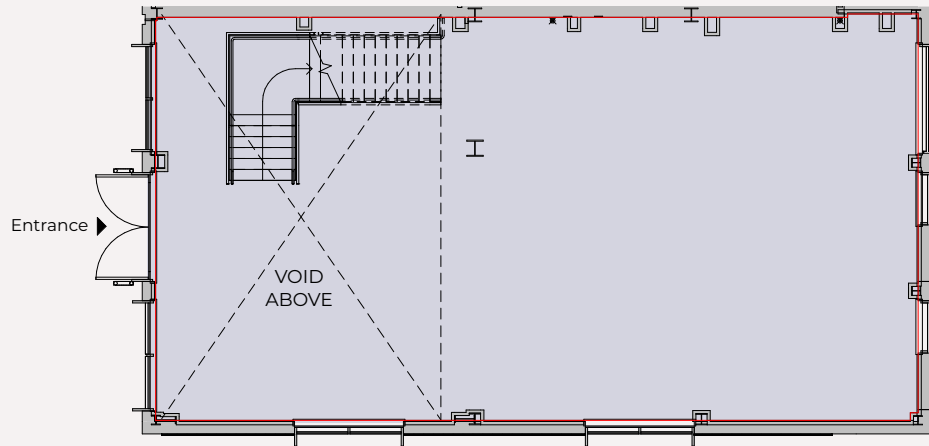
The property is elected for VAT. All occupational costs quoted within these particulars are exclusive of VAT at the prevailing rate.



Unit A

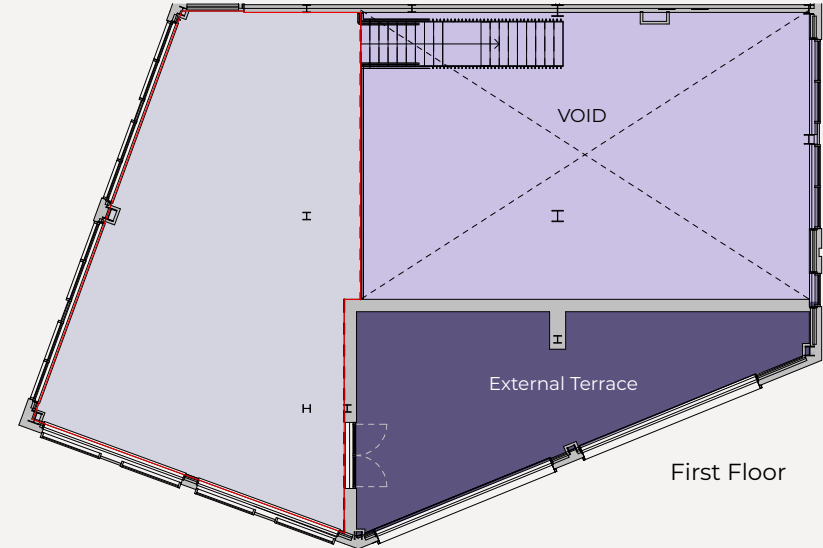


First Floor

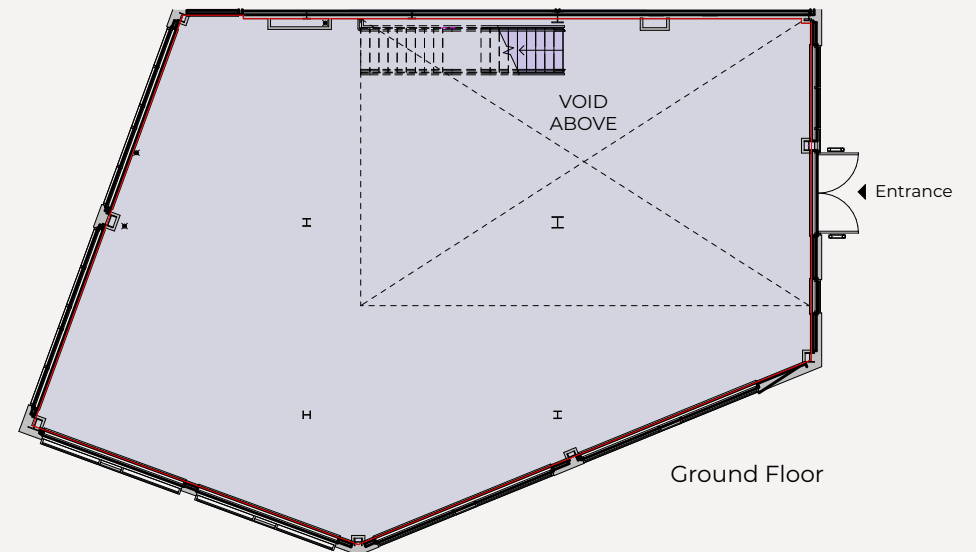


Ground Floor

Unit B



First Floor



Ground Floor



Indigo

VIEWING

Strictly by prior appointment with the sole agents:

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