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PHORPRES TRADE PARK – PETERBOROUGH



Phorpres Trade Park

Phorpres Close, Hampton, Peterborough PE7 8FZ Prominent Trade Counter / Showroom Unit 15,000 sq.ft. TO LET

- Highly Prominent
- Busy Modern purposebuilt Trade Park
- Easy Access with good road communications
- Screwfix Opening Soon
- Close to Tesco Extra

- Ground Floor Showroom
 & Warehouse with First
 Floor Offices
- Secure Gated Yard
- Excellent Customer
 Parking
- Potential for Other Uses

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Location

Phorpres Trade Park is located approximately 3 miles south of Peterborough Town Centre. The trade park occupies a prominent location on the roundabout of Phorpres Way which provides easy access via the A1260 to the A1139 Fletton Parkway and thereafter the A1(M). Dobbies Garden Centre is opposite. Other nearby occupiers include Tesco Extra, Next, New Look, Boots, Burger King amongst many others at the Serpentine Shopping Centre.

The Hamptons is currently experiencing significant residential expansion.

Description

Phorpres Trade Park, Peterborough is a recently constructed, modern purpose-built trade park on a prominent roundabout junction of Phorpres Close and Phorpres Way. The property is standalone with excellent main road visibility, signage and easy access shared with other trade park tenants.

The unit has been built to a high specification with glazed front elevation, fully fitted showroom, rear warehouse with high quality airconditioned offices above.

Accommodation

Ground Floor	10,000 sq.ft.	929 sq.m
First Floor	5,000 sq.ft.	465 sq.m
Total	15,000 sq.ft.	1394 sq.m

The above floor areas are approximate gross internal floor areas.

Key Features

- Highly Prominent Location
- Easy Accessibility
- No hours of use restrictions 24 hours
- Excellent Customer Parking
- Immediately Available

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Tenure

New Lease Terms Available.

Rent

Upon Application

Rates

The rateable value is £68,500 per annum

EPC

Available shortly

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

Viewing & Further Information

By appointment only Contact: Richard Braysher <u>richard.braysher@rabcommercial.com</u> (t) 020 3751 2775 (m) 07788 274312



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