

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 purpose-built 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

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 air-conditioned 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

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

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