

TO LET

Retail

Brand new retail unit facing London Road, on the ground floor of a new residential development, close to the river Nene.



Summary



Exciting retail opportunity within new residential scheme



3.3m eaves



Double glass frontage



Access to water, drainage & electricity



Overlooking Peterborough Passport office, and London Road





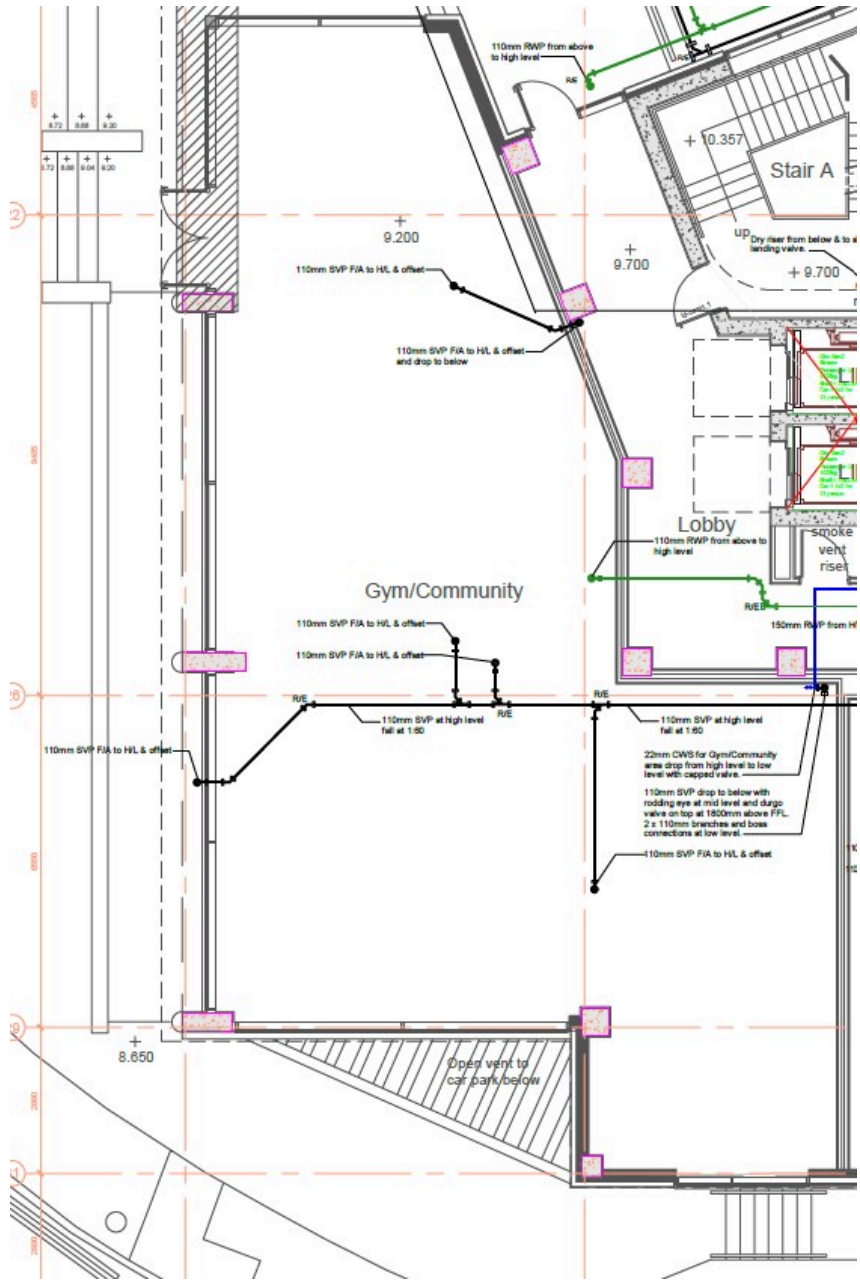
Peterborough

Peterborough, a city in the East of England, has a diverse and growing retail market. It serves as a regional shopping hub with various shopping centers, high street stores, and local independent retailers. The Queensgate Shopping Centre is the largest in Peterborough, with a range of high-street brands, eateries, and entertainment options. It's a popular destination for both locals and visitors. Brotherhood, Peterborough One, Serpentine Green and Bretton are other notable retail areas.

- The total population within the Peterborough Primary Retail Market Area is estimated at 298,000 with a Consumer Base of 475,000 which are both significantly above other regional centres.
- Peterborough is projected to see significantly above average growth in population within its Retail Market Area over the period 2023-2028 .
- Peterborough attracts both domestic and international visitors to its historic city centre with Norman Cathedral







Ground floor retail unit - Armstrong House, Fletton Quays East, London Road, PE2 8YY

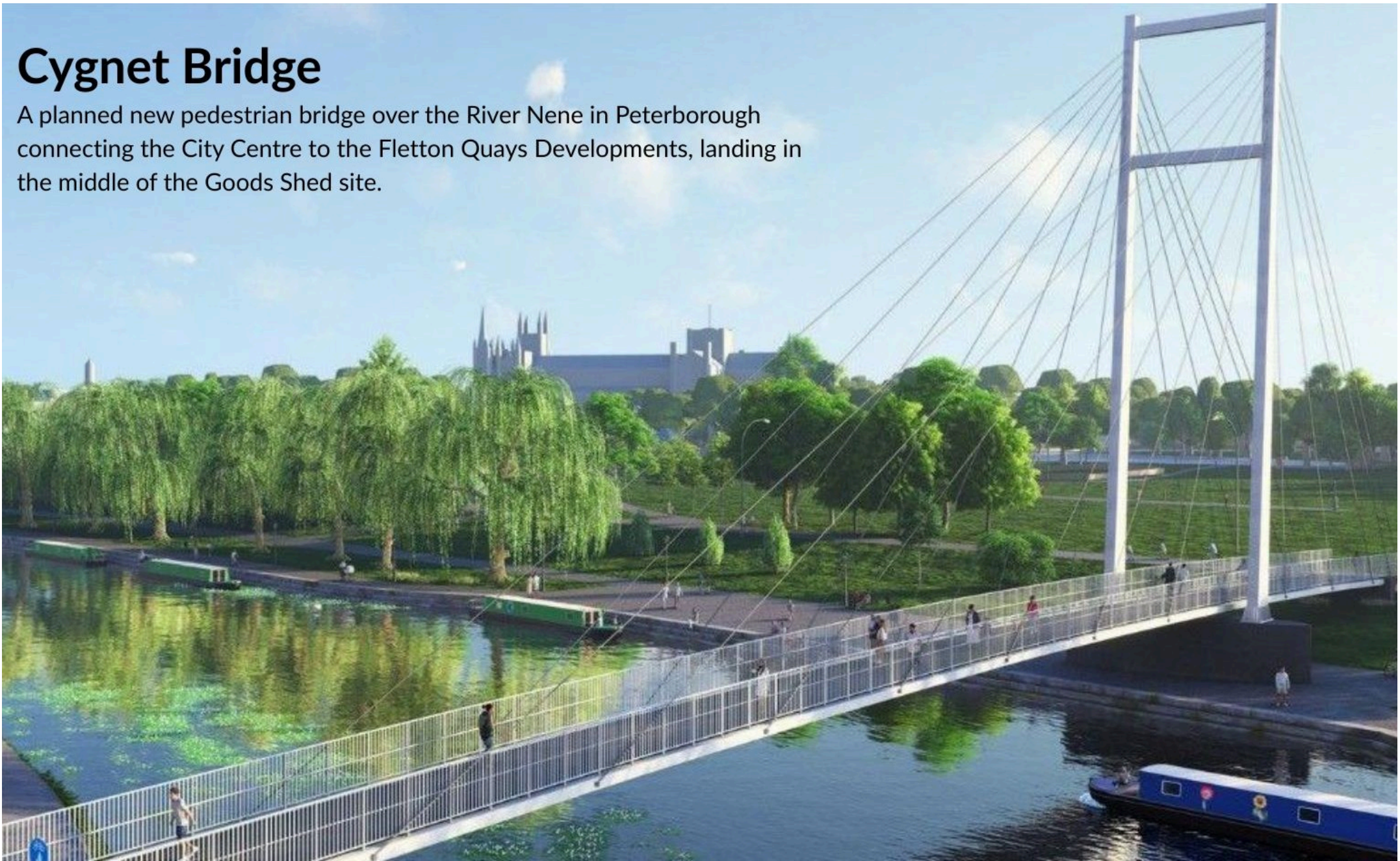


1,785 sq ft (165.83 sq m)



Cygnets Bridge

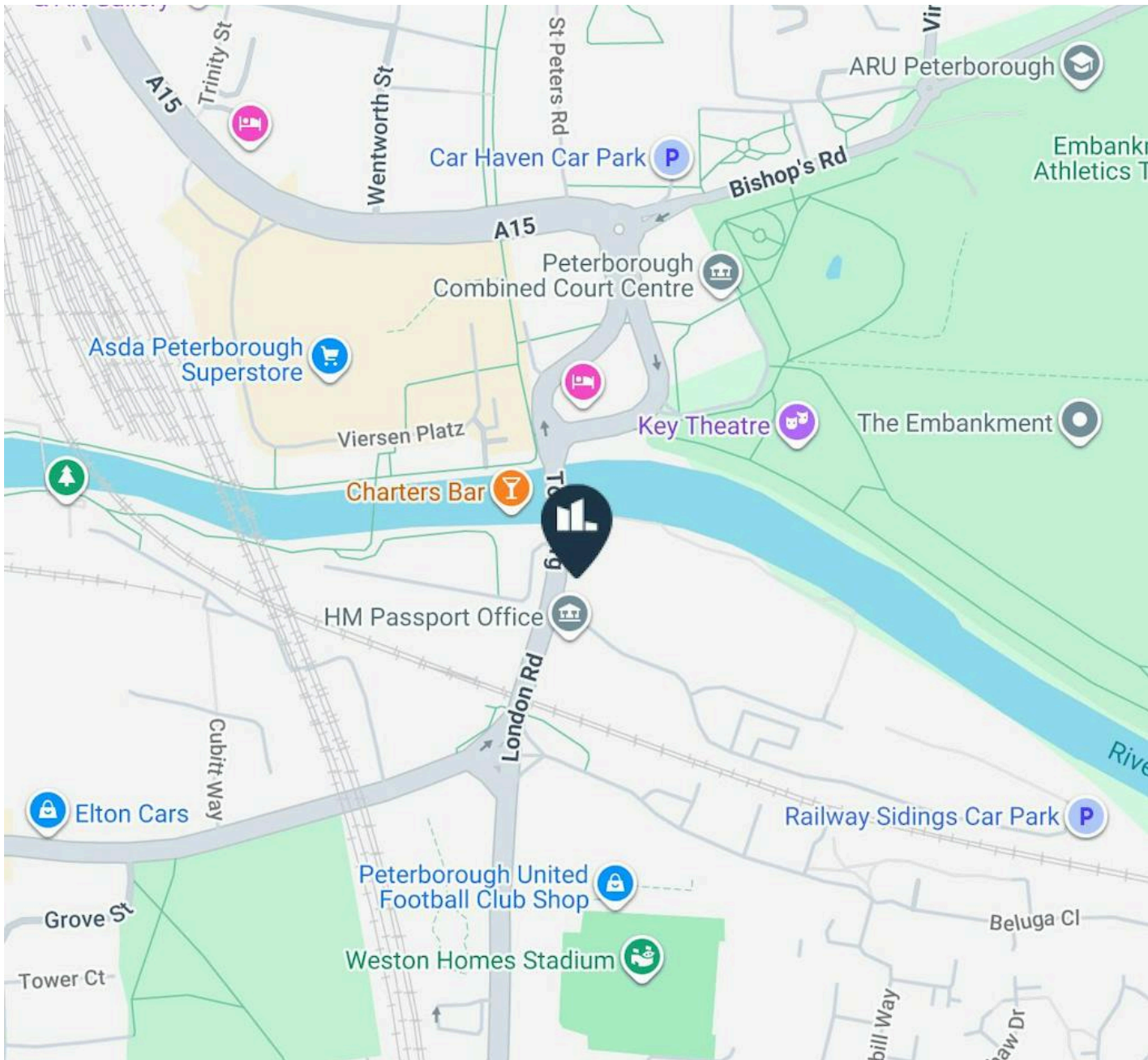
A planned new pedestrian bridge over the River Nene in Peterborough connecting the City Centre to the Fletton Quays Developments, landing in the middle of the Goods Shed site.



Station Quarter

Project to transform Peterborough Station Quarter into a welcoming gateway to the city and to the whole east of England and beyond.





Location

The property sits within the wider Fletton Quays development area which is a major mixed use development, including Peterborough City Council's headquarters at Sand Martin House, a 160 bed Hilton Hotel next door, retail and brand new leisure units and luxury apartment blocks coming soon. The Goods Shed set on the river is set to be redeveloped into a food and leisure destination in due course.

Works have now started on Cygnet Bridge connecting Fletton Quays to the embankment, and ARU Campus enabling better footfall from the City Centre. Initial work have also started at Peterborough Station Quarter to create a new station entrance on the Western side of the bridge as well as refurbish the existing buildings on the Eastern entrance.

The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. The city has excellent rail with the fastest journey time to London's Kings Cross St Pancras being approximately 45 minutes.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - Retail unit	1,785	165.83	Available
Total	1,785	165.83	

DESCRIPTION

Armstrong House is a brand new shell and core unit with full floor to ceiling glazing. Incorporated within the Hilton Hotel site, which was recently purchased with development to continue imminently, the unit benefits from strong footfall - especially on Peterborough United match days.

The unit is on the ground floor with an independent entrance and amazing roadside visibility to pedestrians and local traffic. The unit presents well, with landscaped gardens outside and would offer itself perfectly to a retail or leisure occupier.

The immediate surrounds are also undergoing heavy investment as the Fletton Quays luxury apartments completed recently, with more high end apartments under construction by MJS. In addition, the Shed, Bewitched, The Chalkboard, Charters and East all contribute towards a lively waterside food & beverage offering attracting punters from across the city.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

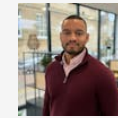
Further Information



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