

TO LET

Leisure, Office, Retail

Detached brick office/retail unit with an octagonal configuration arranged over 2 floors with parking

Rent

£22,000 per annum



Summary



Unique detached office/retail building



Secure business park with gated access



Telecoms/entry phone system & fire alarms



Kitchen facilities on both floors



5 car parking spaces



LED lighting



Part comfort cooled





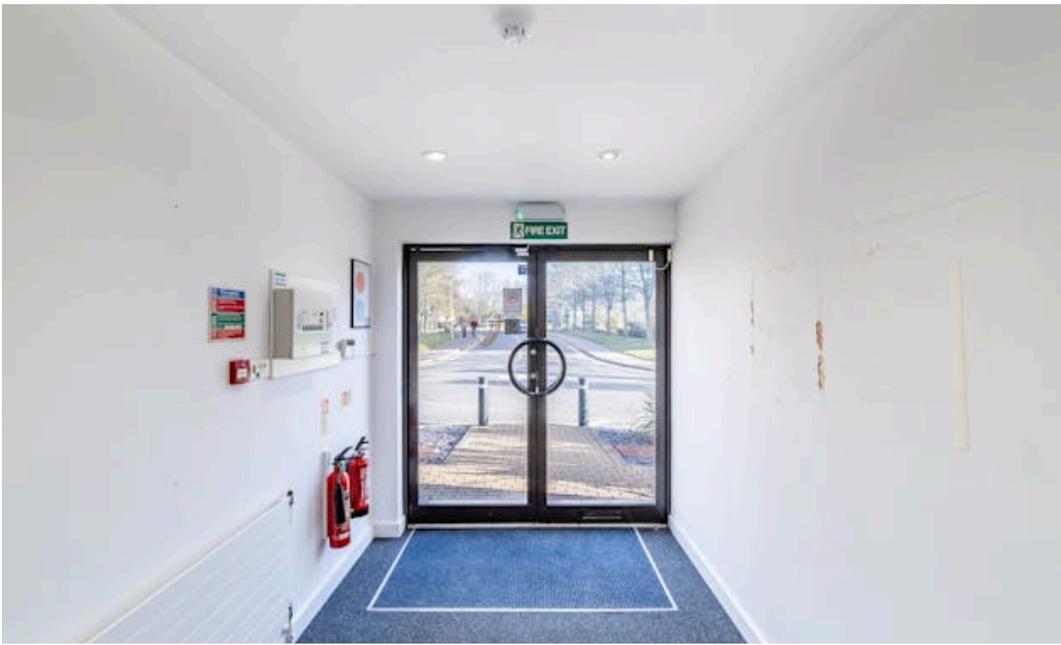
Peterborough

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



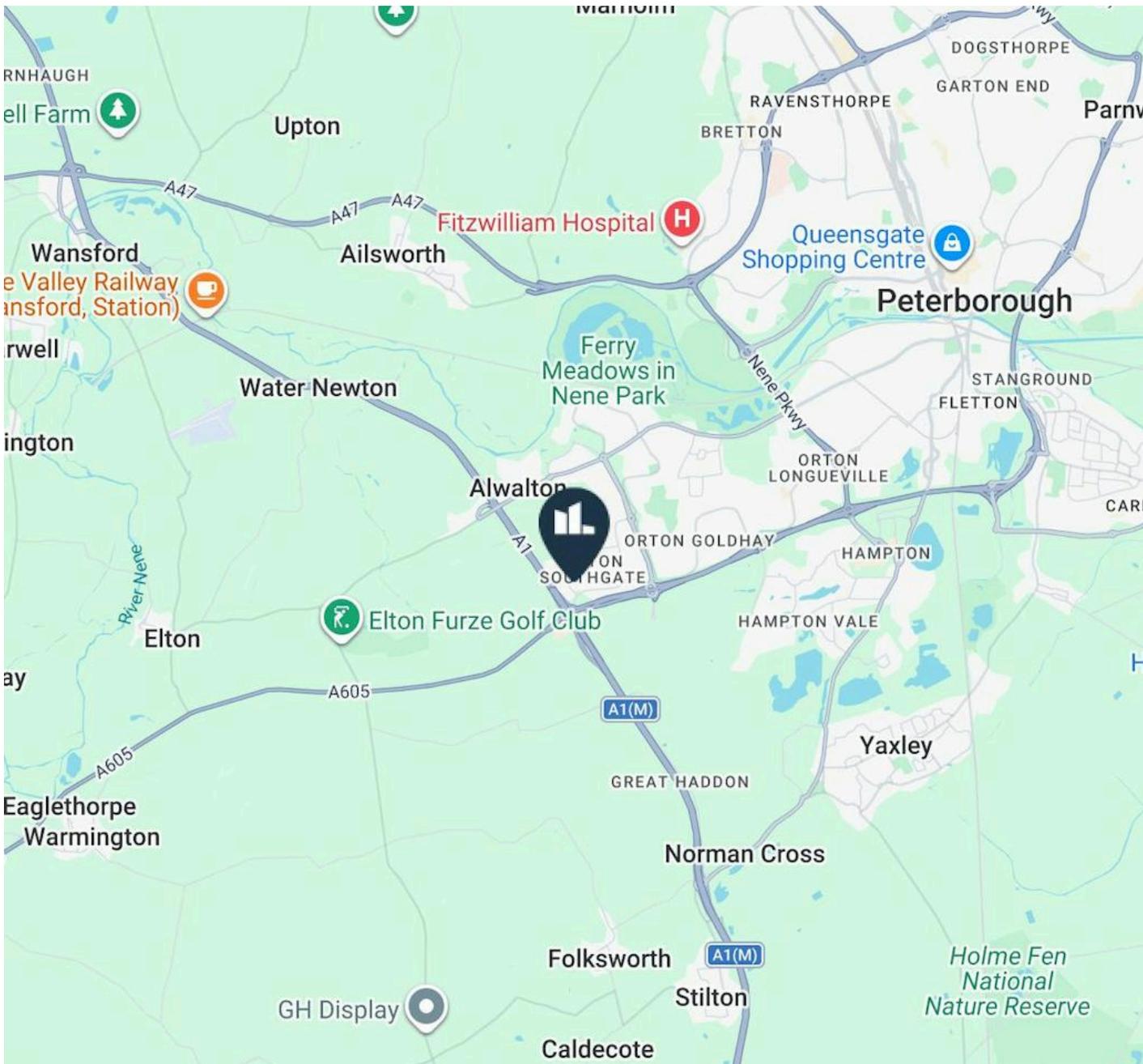












Location

Orton Southgate is a fantastic and accessible commercial location with great access to the A1(M) from Junction 17, making it a very good location for businesses who are seeking regional or national connectivity. It is well known as an established industrial location with a mix of a number of industrial and warehouses and there are some major occupiers in the logistics and manufacturing sector based there – such as Yours Clothing, EDP Insulation, Life Health Foods and Dragonheart Homes. This is in addition to Lidl, Amazon and McCormick based over the Parkway at Peterborough Gateway.

It is recognised as a significant employment zone and business park area, with established office occupiers based there, including: Virgin Media on the ground floor, Vistry, Health Spaces, Yorkshire Building Society, BGL in Pegasus House next door and Alan Boswell Insurance. The area's strength lies in its good road links and suitability for logistics, light industrial, and business operations that also require administrative or office facilities.

DESCRIPTION

The Hub is a detached brick built office building in an octagonal configuration arranged over 2 storeys.

The ground floor provides an entrance lobby area, partitioned offices, kitchen and toilets. The first floor is largely open plan with kitchen and storage facilities. 5 dedicated car parking spaces are included.

There is a variety of staff amenity in the area. Peterborough Services is a couple of minutes drive away with access to M & S and a cross section of hot take away food. Alternatively, there is a great café open to the public at the Brightfield Business Hub or Orton Shopping Centre is close by. There are also two gyms in Culley Court, a short walk away, that an occupier could use.

EPC

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VAT

Applicable

RENT

£22,000 per annum

BUSINESS RATES

Rateable Value: £11,250

Rates Payable: £6,362.25 per annum

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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