

TO LET

PETERBOROUGH

RETAIL

EAGLE WAY, HAMPTON, PETERBOROUGH PE7 8GS



**134.71 – 148.18 Sq M (1,450 – 1,595 Sq Ft)**

- Exciting new retail units available to let
- Permitted uses include A1 (retail), A2 (financial and professional services) and B1a (office)
- In excess of 5,000 homes within a 5 minute drive
- Walking distance of Serpentine Green Shopping Centre, Hampton College and Hampton Vale Primary School
- Adjacent to new Co-Op convenience store site

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savills

## EAGLE WAY, HAMPTON, PETERBOROUGH PE7 8GS

### LOCATION

Eagle Way is situated close to the Serpentine Lake and the Serpentine Green Shopping Centre in Hampton, Peterborough.

Hampton is a large township on the southern side of Peterborough city, comprising over 5,000 homes in between the Fletton Parkway (A1139), the A15 and the A1(M). It is approximately 5 miles from the city centre and 2 miles from Yaxley which has a further population over 10,000.

It has primary and secondary schools and at its heart the Serpentine Green Shopping Centre. Leisure facilities include Premier Inn, Brewers Fare, McDonalds and Frankie & Benny's.

Fletton Parkway is close by, providing easy access to the A1(M) at junction 17 and to other parts of the city. Junction 16 of the A1(M) is approximately 3 miles to the south.

### ACCOMMODATION

The units provide the following approximate ground floor areas on a GIA basis:-

Description	Sq m	Sq ft	Parking Spaces
Unit 1	134.71	1,450	3
Unit 2	134.71	1,450	3
Unit 3	148.18	1,595	3

### SPECIFICATION

The units have been constructed to shell specification and will be handed over as seen, with concrete floor, bare block work walls and capped services ready for tenant's fit out.

### BUSINESS RATES

Business Rates have not yet been assessed for these units.

### ENERGY PERFORMANCE CERTIFICATE

To be Confirmed.

### TERMS

The units are offered by way of new full repairing and insuring leases. Guide rents upon application.

### SERVICE CHARGE

The properties are subject to estate service charges.

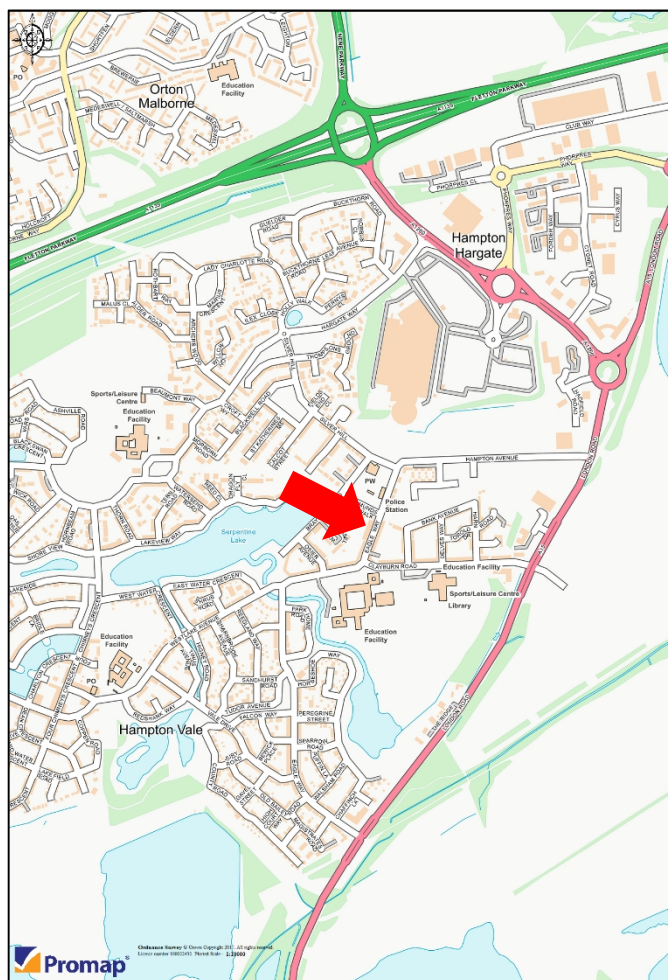
### LEGAL COSTS

Each party to bear their own legal costs in respect of the transaction.

### VIEWING

Strictly by appointment only with the sole agents.

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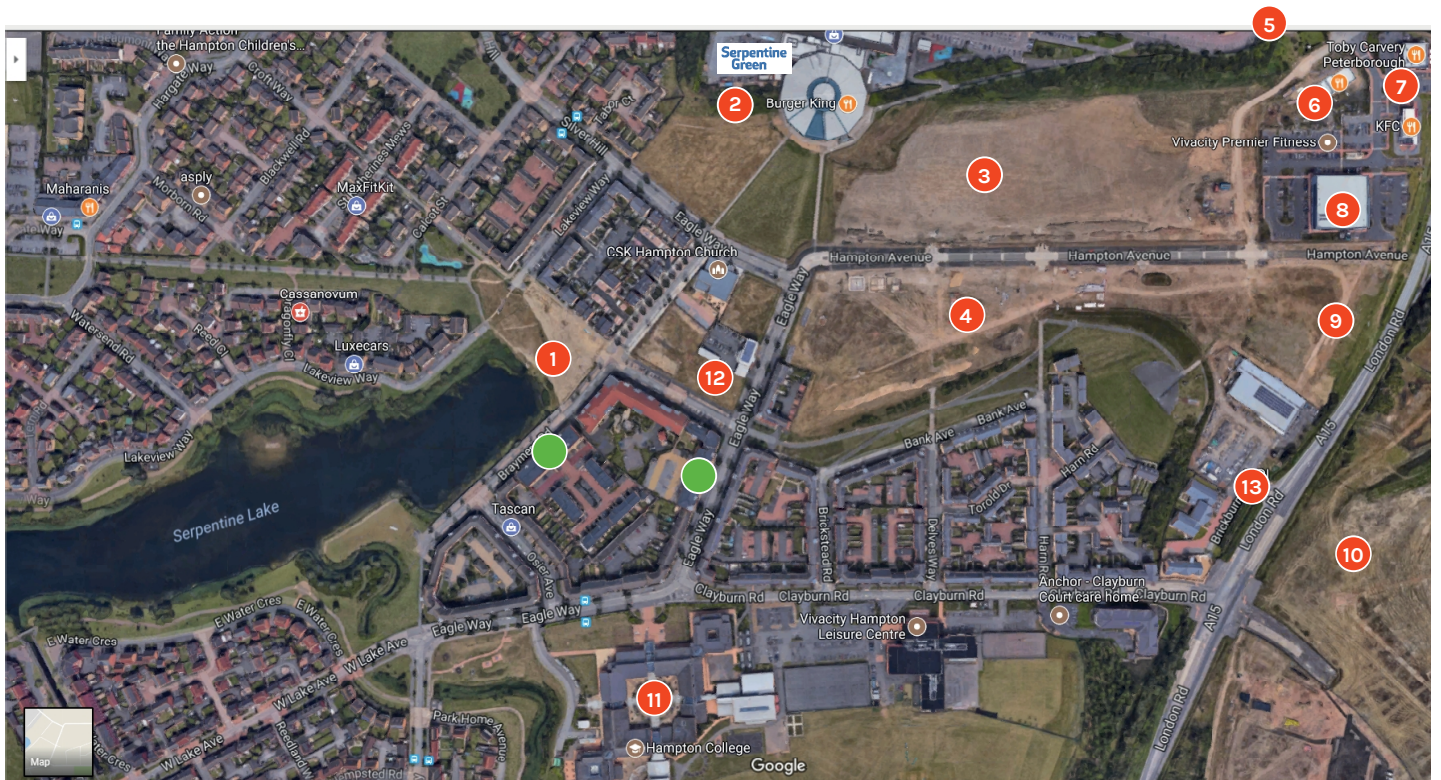
### IMPORTANT NOTICE

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- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own, behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Figures quoted in these particulars may be subject to VAT in addition.

Compiled: January 2018



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|--|--|--|--|--|
| <span style="color: green;">●</span> Commercial units  | <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">3</span> Commercial Scheme Proposed   | <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">6</span> Krispy Kreme         | <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">9</span> Costa / Hungry Horse /<br>McCarthy & Stone | <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">12</span> Co-op Convenience Store<br>(planning granted) |
| <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">1</span> Residential apartments<br>- under construction | <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">4</span> Housing - under construction | <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">7</span> Toby Carvery and KFC | <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">10</span> Housing - under construction              | <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">13</span> Aldi  |
| <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">2</span> Serpentine Green                               | <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">5</span> McDonalds and Premier Inn    | <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">8</span> Vivacity Gym Club    | <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">11</span> Hampton College                           |  |