

# New Development Opportunity

8.2 acre gateway site

Hampton Avenue, Hampton, Peterborough, PE7 8QH





# The Opportunity

- 8.2 acre gateway site accessed off Hampton Avenue and the A15;
- Located in the heart of Hampton's commercial centre, South Peterborough;
- Large workforce within the immediate vicinity home to national businesses and the successful Peterborough Gateway development, a 240 acre logistics and distribution park 2.5 miles away;
- Excellent retail and leisure offer situated immediately adjacent to the Serpentine Green Shopping Centre which attracts 5.5m visitors a year;
- Suitable for a range of uses including HQ office buildings, care homes/retirement living, employment and leisure (subject to planning);
- Build to Suit opportunity with no external funding required;
- Freehold or Leasehold.

## Connections

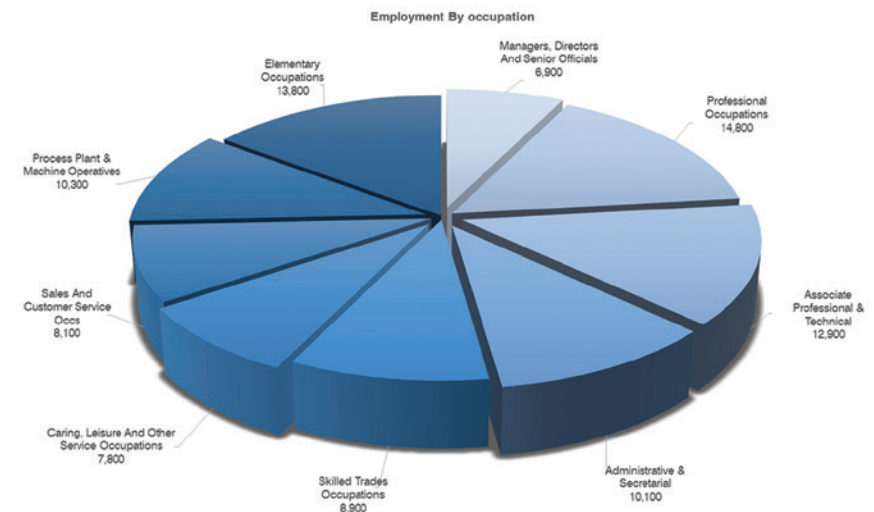
- Excellent access onto the national UK road network with junctions 16 and 17 of the A1 (M) 3 miles away;
- Peterborough train station is only 4 miles away and provides a regular service to London Kings Cross with an average of 6 trains per hour (45-50 journey time);
- Direct train service to Cambridge, Birmingham, Leeds, Liverpool, Newcastle, Edinburgh, York, Norwich and Leicester.

## Demographics

- Hampton has a population of over 10,000 which is continuing to grow at an exceptional rate;
- A further 8,000 dwellings to be built over the next 10 years;
- The district of Peterborough has a total population of circa 197,100 with 124,000 people within the 16-64 working age category.

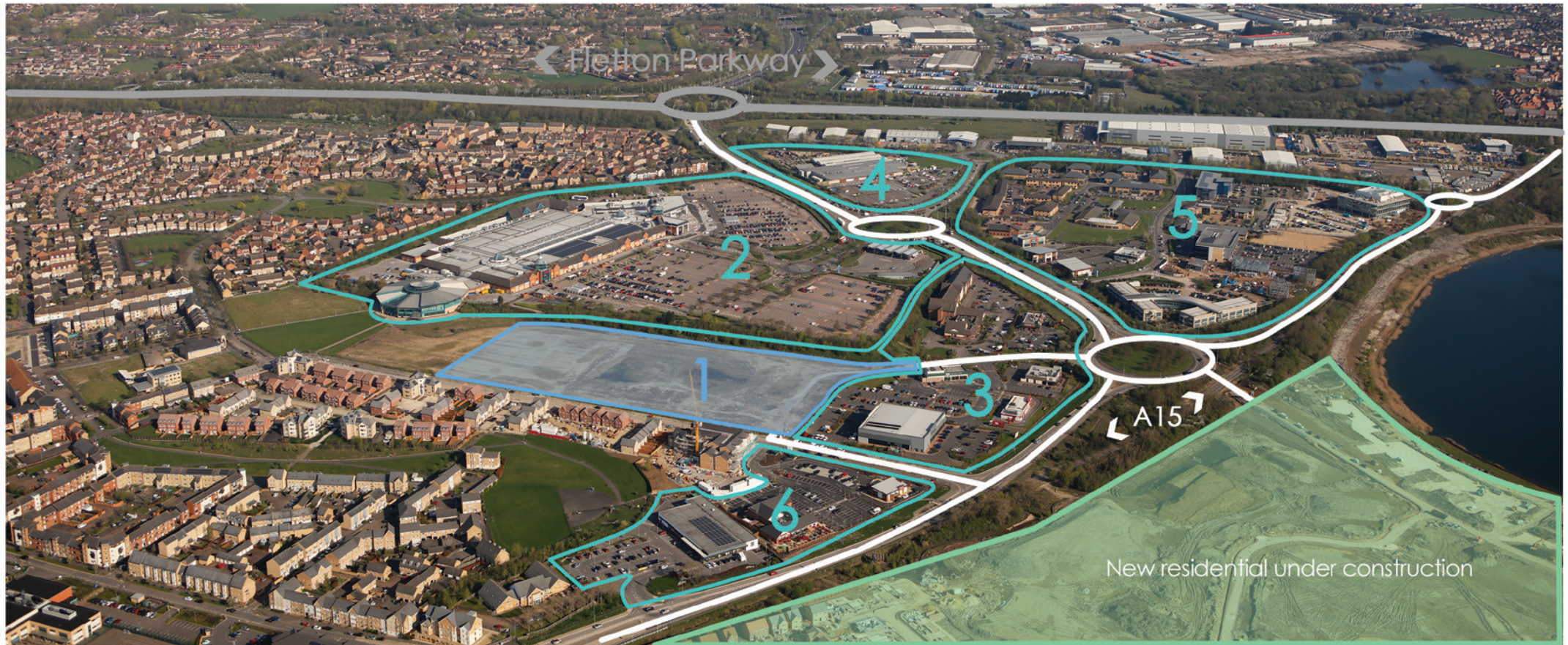


Previous HQ office building developed by Sladen Estates in Hampton





# Neighbouring Uses



## 1. The Boulevard

- 2. The Serpentine Green – Tesco, Next, H&M, River Island, Game, Boots, Holland and Barrett and more
- 3. Cygnet Green – Krispy Kreme, KFC, Vivacity Health and Fitness, Toby Carvery, McDonald's and Premier Inn
- 4. Dobbies Garden Centre
- 5. Pavilions – Frankie and Bennies, Starbucks, Harvester, Bella Italia, Chiquitos, News UK, Mastercard, British Sugar and Kelway
- 6. Costa Drive Thru, Aldi and Farmhouse Inns Dining and Carvery



next

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