

Leisure & Entertainment Opportunities

Up to 40,000 sq ft in Peterborough City Centre



Location

The units are located in Peterborough, in close proximity to Peterborough City Centre, and less than a five-minute walk from Queensgate Shopping Centre; the principal retail scheme in Peterborough. Adjacent to the Property is HM Passport and HM Land Registry offices to the south-east and the popular Laserforce to the north-east.

Earlham House and Indus House fronts Northminster and New Road respectively. Surrounding the properties are primarily offices and retail/leisure, in addition there is a Travelodge opposite.

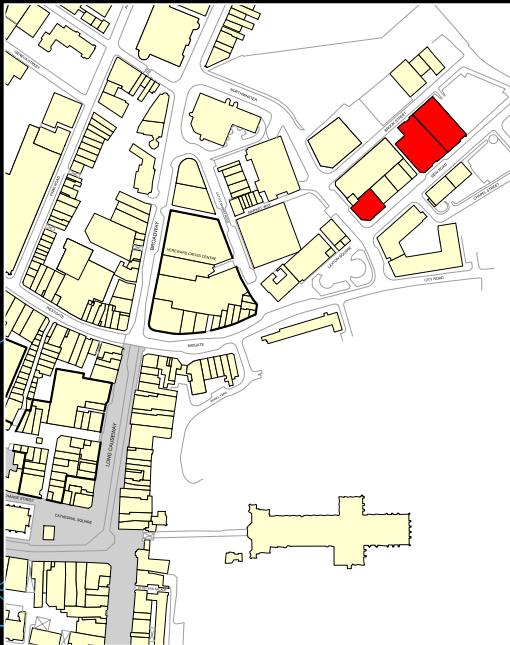
In terms of travel, Peterborough train station is well connected as it is served by London North Eastern Railway, Great Northern, Thameslink, CrossCountry and East Midlands trains.

Peterborough lacks a substantial leisure offering, especially in the town centre. The closest leisure developments are located on the outskirts of the City.



Description

The units are contained within two buildings: Earlam House and Indus House.



INDUS HOUSE

Indus House is a two storey detached building of brick construction located on New Road, adjacent to a car park managed by the NCP providing approximately 90 spaces of which 29 must be allocated to the HM Passport Office.

Unit B, provides approximately 9,500 sq ft largely across ground floor. A small demountable mezzanine floor is located to the western wall of the unit. The unit was previously occupied by a restaurant occupier and is partially fitted out to a restaurant specification. The trade space is to the front of the unit and ancillary/kitchen to the rear. Floor to ceiling height varies from 4 metres to 5.5 metres to its highest section.

Unit C provides 23,097 sq ft across the first floor. The unit has its own designated entrance on the ground floor with lift and stair access already fitted. The space is generally unimpeded and the floor to ceiling height varies from 6.5 metres to 8.5 metres at its highest point. A car park providing approximately 90 spaces is adjacent to Unit C Indus House.

The unit was formally a bowling alley with the majority of the equipment removed. It includes a small partially fitted kitchen, mineral fibre suspended ceilings, toilets and an ancillary area to the rear.

EARLAM HOUSE

Earlam House is a two storey mid-terraced unit, prominently located on the Northminster and New Road intersection.

Unit C1 provides approximately 6,700 sq ft arranged entirely on the ground floor. The unit was previously occupied by a bar operator and would be suitable for another bar occupier or as a A3/ D2 use. It is partially fitted out to a bar operator's specification with a servery, dancefloor and fixture & fittings still in-situ. There are fully fitted male and female toilets. A gym operator is located above the unit with its own access.

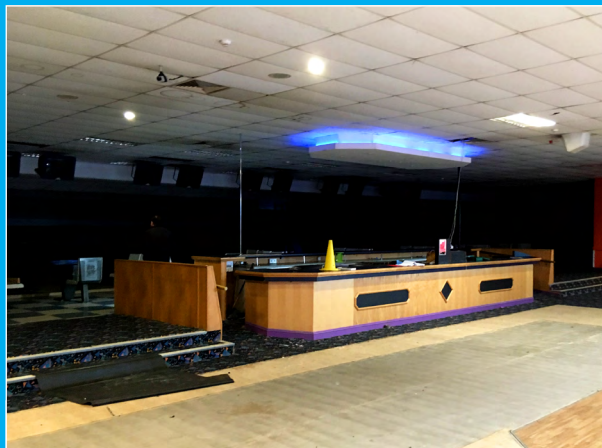
AREAS

PROPERTY	SQ M	SQ FT
Unit C1 Earlam House	622	6,700
Unit B Indus House	882	9,500
Unit C Indus House	2,136	23,000

INDUS HOUSE



Indus House: from Northminster.

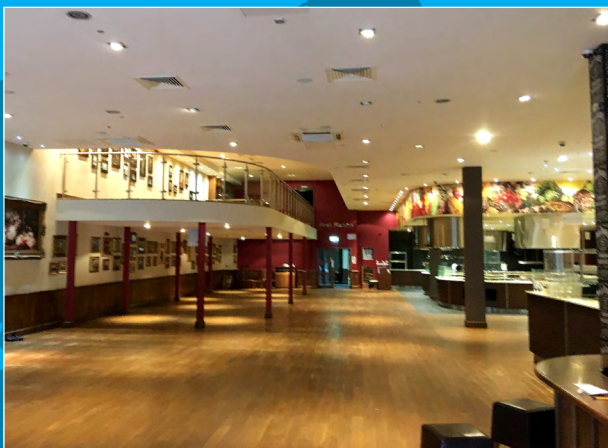


Indus House: Unit C trade space.

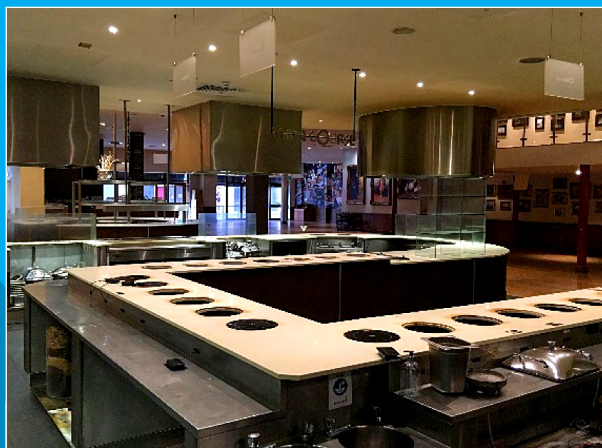
EARLHAM HOUSE



Earlham House: Entrance to Unit C1 from New Road.



Indus House: Unit B trade space.



Indus House: Unit B rear trade space.



Earlham House: Unit C1 trade space.

Earlham *and* Indus House *could be* *a place...*



FOR
CHILDREN



FOR
DINING



FOR
FUN



TO
SOCIALISE

Further details

TERMS

Each unit is available by way of a new lease contracted out of the security of tenure provisions for a term to be agreed. An incentive package is available by negotiation.

USE

The units are available for A3, A4 or D2.

SERVICE CHARGE

Service charge details are available on request.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

An EPC certificate is available on request.

MISREPRESENTATION ACT

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