

Offices TO LET

**BARKER STOREY
MATTHEWS**

bsm.uk.com

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**Plots A , Flaxley Road, Kingston Park, Hampton,
Peterborough PE2 9FT**

TO LET

Size: 1,862 - 3,724 sq ft

- Unique offices positioned on the edge of the Lake
- Quality buildings
- Solar panels, LED lighting and raised access floors
- Client may consider dividing floor by floor
- Building now ready for immediate occupation
- Good levels of parking

Voted by the Estates Gazette 'Most Active Regional Agent in Cambridgeshire 2012 - 2017'



Bury St Edmunds • Cambridge • Huntingdon • Peterborough

LOCATION

Peterborough is one of the fastest growing cities in the east of England with a population of approximately 183,000.

Peterborough has been heralded as the UK's fastest growing city in a new report published January 2015 comparing figures between 2002 to 2012 and is the city with the second highest private job creation in the UK.

This location is approximately 3.5 miles from Junction 17 of the A1(M) and 1.5 miles from the city centre. With excellent visibility and immediate access to the A1139 which is part of the parkway dual carriageway system around Peterborough. On the East Coast line with improvements recently to the Peterborough railway station the fastest trains to London being 45 minutes.

THE SITE

Kingston Park is an established park with major companies already in occupation including Amazon, Debenhams and Willis & Gambier.

The remainder of the park is now fully sold. Occupiers include Capital Hair, DFS, Vogal, Stanground Autos, Web Yamaha, and Kealey HR.

SPECIFICATION

- * Glazed elevations
- * Distinctive flat panel cladding
- * Air conditioning
- * Raised access floors
- * Solar panels
- * Good levels of block paviour car parking and option for overflow parking (Details on application)

TIMING

The premises are now ready for immediate occupation.

ACCOMMODATION/AVAILABILITY

Size

Unit A : gd 1,862

1st 1,862

Total 3,724 on 0.29 acres

Client prepared to consider dividing the office on a floor by floor arrangement.

TERMS

If leased a full repairing and insuring leases. Rent on application.

VIEWING

The site can be viewed by appointment through the sole agents:-

Barker Storey Matthews

Richard Jones
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Bury St Edmunds



Cambridge



Huntingdon



Peterborough



- Barnack Estates Ownership Boundary
- County Wildlife Boundary
- /// Pumping Main Easement

NOTE!
Buildings & parking areas are positioned outside of the County Wildlife Boundary and will not effect the existing landscape in the Wildlife Zone

AREA SCHEDULE

PLOT A	
Site Area =	1,117m ² (0.29 acres approx)
Gross External Area =	234m ² (2,520sq ft approx)
Ground Floor GIA =	205m ² (2,205sq ft approx)
First Floor GIA =	205m ² (2,205sq ft approx)
TOTAL GIA =	410m ² (4,410sq ft approx)
Parking =	19 spaces (1 space per 21.5m ² GIA approx)
PLOT B	
Site Area =	1,095m ² (0.27 acres approx)
Gross External Area =	194m ² (2,090sq ft approx)
Ground Floor GIA =	166m ² (1,785sq ft approx)
First Floor GIA =	166m ² (1,785sq ft)
TOTAL GIA =	332m ² (3,570sq ft approx)
Parking =	15 spaces (1 space per 22m ² GIA approx)



**Barnack Estates Kingston Park
Plot A & B Proposed Site Plan**

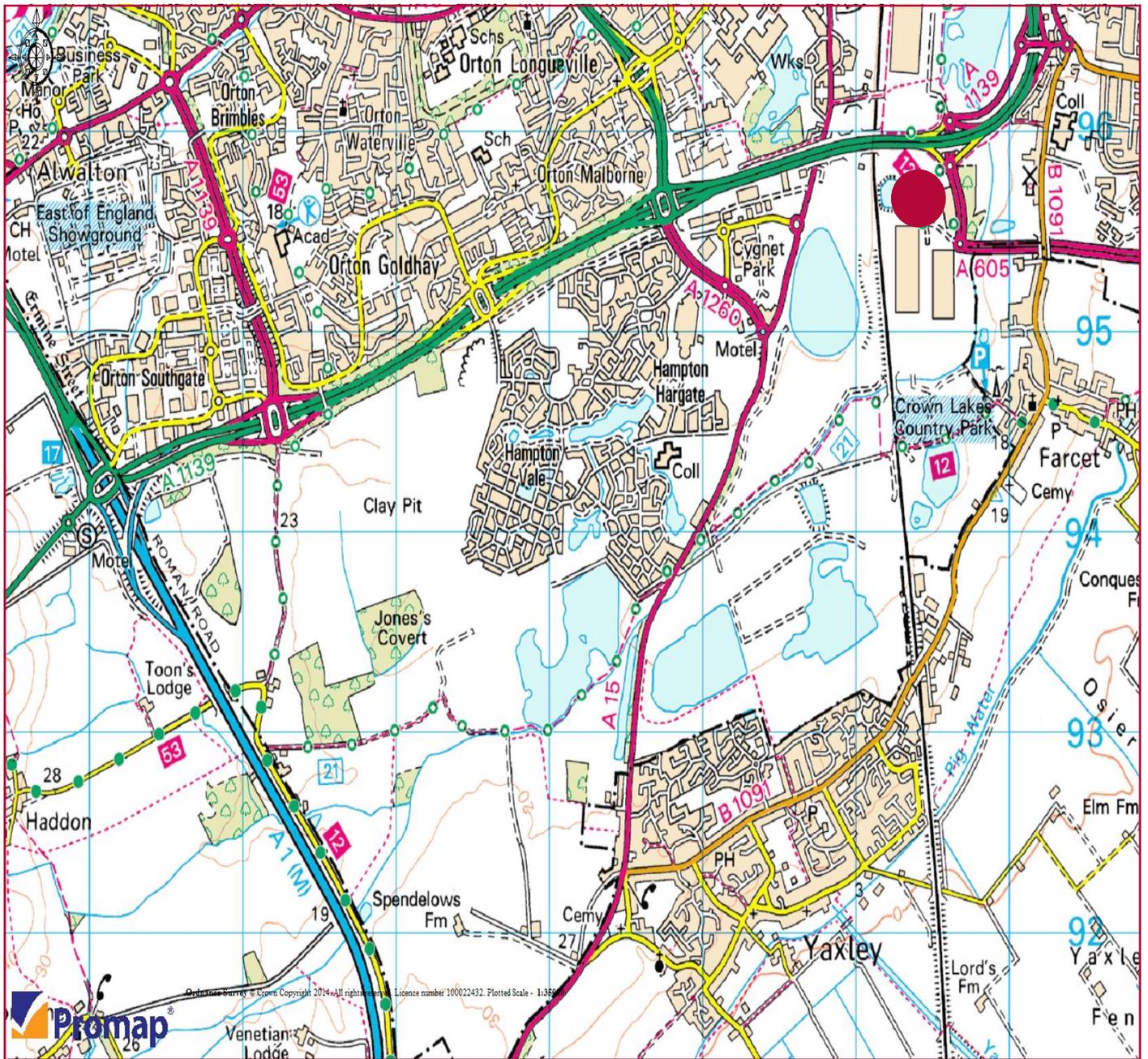
PROJECT No: 2297 SCALE: 1:250@A1
DRAWING No: AP0102_B DATE: October 2016



Plot A building & bin store repositioned. 05.01.17 B
Planning issue 01.12.16 A
rev

DAVID TURNOCK ARCHITECTS

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ORDNANCE SURVEY PLAN

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