

Fitness Studio/Industrial



TO LET (MAY SELL)

3-4 ALPHA PARK, MALLARD ROAD, BRETTON WAY, PETERBOROUGH PE3 8AF

351.39 Sq M (3,782 Sq Ft) GIA

- Former fitness studio
- Suitable for a range of alternative uses (STP)
- Secure site with car parking
- EPC Rating 'C'

savills.co.uk
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Stuart House
City Road
Peterborough
PE1 1QF



3-4 ALPHA PARK, MALLARD ROAD, BRETTON, PETERBOROUGH PE3 8AF**LOCATION**

Peterborough is an historic cathedral city and unitary authority area in the east of England. It is the largest city in Cambridgeshire with a population of in excess of 190,000 and is currently one of the fastest growing cities in terms of population in the UK with a predicted population of 250,000 by 2022.

Alpha Park is situated within the Bretton Industrial Area of the city, approximately 2.5 miles north-west of Peterborough city centre and less than one mile from J17 of the Soke Parkway/A47 (Peterborough Parkway system) which provides access to the A15 and A1(M).

Other nearby leisure facilities include Peterborough Ice Rink, Bounce Trampoline Centre and Safari Adventure Soft Play Centre.

DESCRIPTION

The unit is currently fitted out as a fitness studio and has been refurbished to include reception, office space/storage, showers & WC's.

ACCOMMODATION

The property has the following gross internal area:-

Unit	Sq M	Sq Ft
3-4	351.39	3,782

TERMS

The unit is available to let or for sale on terms to be agreed. Guide rent/price upon application.

VAT

VAT will be payable on the purchase price/rent.

BUSINESS RATES

From enquiries made of the Valuation Office web site, this property currently has the following Rateable Value:-

Address	Rateable Value
3-4 Alpha Park	£13,750*

*This property may qualify for Small Business Rates Relief. Further information is available from Peterborough City Council.

SERVICE CHARGE

A service charge is payable to cover maintenance of the common areas of the Estate.

PLANNING

The property currently has planning permission for use as a fitness studio (D2) use only. Any other use would be subject to planning, although it is believed that other use may be considered acceptable by the landlord and Council.

VIEWING

Strictly by appointment with the joint agents:-

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