

PHORPRES TRADE PARK – PETERBOROUGH



Unit 4 – Phorpres Trade Park

Phorpres Close, Hampton, Peterborough PE7 8FZ

**Prominent Trade Counter / Showroom Unit
5,000 sq.ft. TO LET**

- Prominent Location
- Modern purpose-built Trade Park
- Easy Access with good road communications
- Adjacent to Premier Kitchens & Bedrooms and In-n-Out Autocentres
- Close to Tesco Extra
- Excellent Customer Parking

Location

Phorpres Trade Park is located approximately 3 miles south of Peterborough Town Centre.

The trade park occupies a prominent location on the roundabout of Phorpres Way which provides easy access via the A1260 to the A1139 Fletton Parkway and thereafter the A1(M).

Dobbies Garden Centre is opposite. Other nearby occupiers include Tesco Extra, Next, New Look, Boots, Burger King amongst many others at the Serpentine Shopping Centre.

The Hamptons is currently experiencing significant residential expansion.

Description

Phorpres Trade Park, Peterborough is a recently constructed, modern purpose-built trade park on a prominent roundabout junction of Phorpres Close and Phorpres Way. The property comprises an end of terrace unit with excellent main road visibility, signage and easy access shared with other trade park tenants.

The unit has been built to a good specification with front roller shutter door, glazed entrance screen and fitted showroom.

Accommodation

Ground Floor	5,000 sq.ft.	465 sq.m.
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The above floor areas are approximate gross internal floor areas.

Key Features

- Prominent Location
- Fitted Showroom
- Easy Accessibility
- No hours of use restrictions – 24 hours
- Excellent Customer Parking
- Glazed customer entrance screen
- Immediately Available

Tenure

New Lease Terms Available.

Rent

Upon Application

Rates

The rateable value is currently is £23,500 per annum

EPC



VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

Viewing & Further Information

By prior appointment only.

Contact: Richard Braysher

richard.braysher@rabcommercial.com

(t) 020 3751 2775

(m) 07788 274312