Offices
To Let (May Sell)

BARKER STOREY MATTHEWS

bsm.uk.com

01733 897722

Plots A & B, Flaxley Road, Kingston Park, Hampton, Peterborough PE2 9EN

To Let (May Sell)

Size: 2,906 - 3,724 sq ft

- Unique offices positioned on the edge of the Lake
- Quality buildings
- Can be adapted for individual requirements
- Other uses for laboratory, training or showroom subject to planning
- Cladding and glazing now on and offices should be ready for occupation end 2018

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, etc.

SPECIFICATION

* Glazed elevations
* Distinctive flat panel cladding
* Air conditioning
* Raised access floors
* Solar panels
* Good levels of block paviour car parking

Note: The specification as stated is subject to alteration with occupiers requirements taken into account. Interested parties should obtain the up to date specification with the agent. The artist impressions are subject to alteration .

TIMING

The premises have full planning for offices use and will be ready for occupation at the end of 2018. Check web site for up to date construction photos

ACCOMMODATION/AVAILABILITY

		Size	Parking	
Unit A :	gd	1,862	19	Available
	1st	1,862		
	Total	**3,724 on 0.29 acres**		
Unit B :	gd	1,453	15	Under Offer
	1st	1,453		
	Total	**2,906 on 0.27acres**		

RESERVATIONS

Rents or price will be dependant on final fit out. Units can be reserved by tenants agreeing to exchange contracts in 6 weeks and then completion will be conditional on the premises being constructed.

TERMS

If leased a full repairing and insuring leases. Rent £14 psf.

Alternatively our client may sell. Price on application.

VIEWING

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

Barker Storey Matthews

Richard Jones

raj@bsm.uk.com

(01733) 897722

or

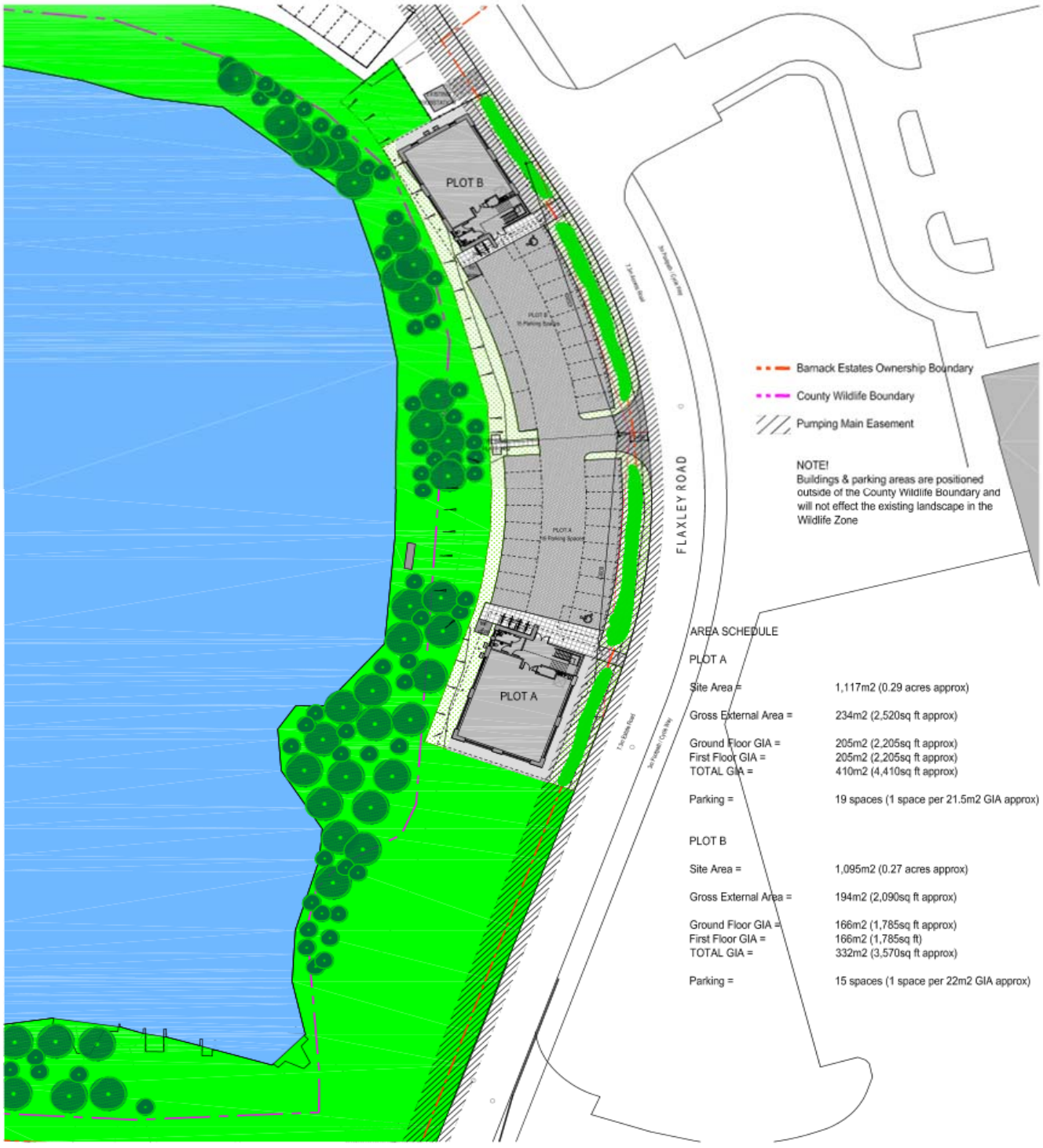
Savills

Ed Gee 01733 344414

egee@savills.com

4F086(AB)

Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office



AREA SCHEDULE

PLOT A

Site Area =	1,117m2 (0.29 acres approx)
Gross External Area =	234m2 (2,520sq ft approx)
Ground Floor GIA =	205m2 (2,205sq ft approx)
First Floor GIA =	205m2 (2,205sq ft approx)
TOTAL GIA =	410m2 (4,410sq ft approx)
Parking =	19 spaces (1 space per 21.5m2 GIA approx)

PLOT B

Site Area =	1,095m2 (0.27 acres approx)
Gross External Area =	194m2 (2,090sq ft approx)
Ground Floor GIA =	166m2 (1,785sq ft approx)
First Floor GIA =	166m2 (1,785sq ft)
TOTAL GIA =	332m2 (3,570sq ft approx)
Parking =	15 spaces (1 space per 22m2 GIA approx)

0 10000 20000 30000 Millimetres
5000 5000 10000 20000

SCALE 1:250

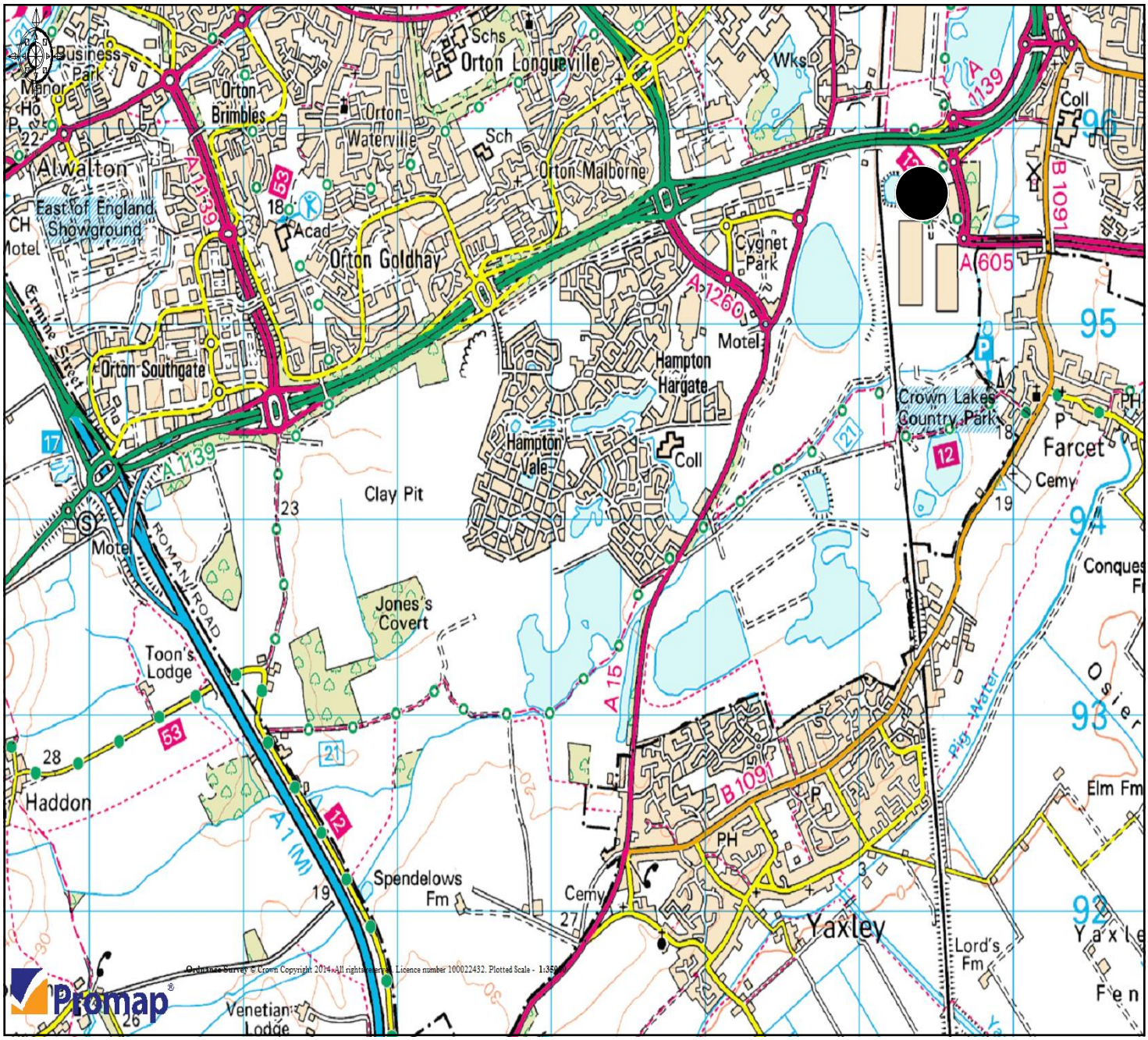
N

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

Barnack Estates Kingston Park
Plot A & B Proposed Site Plan

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

DAVID TURNOCK ARCHITECTS
Datum House 3 Commerce Road
Lynch Wood Peterborough PE2 6LR
Phone 01733 393010 Fax 01733 393013
Email info@dtarchitects.co.uk


Business Park
Manor Ho
Alwalton
East of England Showground
CH
Motel
A 1139
Orton Brimbles
Orton Waterville
Schs
Orton Longueville
Sch
Orton Malborne
Wks
A 1139
Coll
96
B 1091
A 605
Acad
Orton Goldhay
Cygnet Park
A 1260
Motel
95
Orton Southgate
Hampton Hargate
Crown Lakes Country Park
PH
Farcet
Cemy
Hampton Vale
Coll
Clay Pit
Motel
ROMAN ROAD
Jones's Covert
94
Conques
Toon's Lodge
A 15
Osier
Pig Water
93
Haddon
A 1 (M)
B 1091
PH
Elm Fm
Spendelows Fm
Cemy
Yaxley
92
Lord's Fm
Venetian Lodge
Promap®
Ordnance Survey © Crown Copyright 2014. All rights reserved. Licence number 100022432. Plotted Scale - 1:35000