

Hampton Point, Club Way  
Cygnet Park  
Hampton  
Peterborough

## INDUSTRIAL - TO LET



- Design&Build Opportunity
- Warehouse / Industrial
- 2,248 Sq M (24,200 Sq Ft)
- 0.53 Ha (1.3 Acres)
- Planning Consent B8 Use
- Secure Site

# Hampton Point, Club Way, Cygnet Park, Hampton, Peterborough PE7 8JA

## LOCATION

The site is located adjacent to Kiddicare.com on Club Way which is in Cygnet Park, Hampton. Adjoining occupiers include Jewson, Volvo Truck, Robinson Mercedes and Premier Kitchens. The site backs on to the A1139 Fletton Parkway.

Cygnet Park forms part of a 67 acre business park close to the Serpentine Green Shopping Centre and a growing residential area with Peterborough City Centre just 10 minutes drive to the North.

## DESCRIPTION

The site is level and rectangular in shape with it's frontage and access to Club Way. Planning consent has been granted for a detached warehouse building of 2,248 sq m (24,200 sq ft) comprising warehouse and first floor offices to the front, all within a self contained and secure site. The developer will construct a building to the specification below or according to an occupier's requirement, subject to appropriate lease terms being agreed.

## SPECIFICATION

Specification of proposed warehouse building:-

- Steel portal frame
- Clear span
- 8 metres to the eaves or higher if required
- 37.5 kn/m<sup>2</sup> floor slab loading
- Two electronically operated loading doors
- First Floor offices fitted to a high Standard
- Comfort cooling
- High quality reception area
- Loading yard at rear

Plans available on request.

## TERMS

Leasehold terms available on request.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

## IMPORTANT NOTICE

Richardson for themselves and the Vendors or Lessors of this property whose agents they are give notice that:

1. These particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

## MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all other rights, whether mentioned in these particulars or not.

## VIEWING

For an appointment to view or further information please contact Andrew Leech at RICHARDSON on 01733 32100 or email - [aleech@richardsonsurveyors.co.uk](mailto:aleech@richardsonsurveyors.co.uk)

## SITE PLAN

Please see our website  
[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk).

## LOCATION PLAN

