



# The Office Village

Cygnets Park, Hampton, Peterborough



**For Sale or To Let**

Two Storey Office Buildings

**Suites from 1,543 sq ft (143 sq m)  
to 5,469 sq ft (508 sq m)**

[www.businesshomes.co.uk](http://www.businesshomes.co.uk)

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## Specification

- ➔ Two storey self contained office units.
- ➔ 1.5m internal floor grid to assist in office layouts.
- ➔ Male and female WC's on each floor.
- ➔ Kitchenette facility on each floor including dishwasher and fridge.
- ➔ Fully accessed raised floors and carpet tile finish.
- ➔ Suspended ceilings with recessed lighting.
- ➔ Double glazed windows.
- ➔ 4kn +1kn sq m floor loading.
- ➔ Individually marked car parking spaces for each office unit.

## Costs

Each party will be responsible for their own legal costs.

## VAT

VAT will be charged on rent and sale prices.



## Freehold

- ➔ Ideal for owner occupiers and investors.
- ➔ Can be placed within company pension schemes.
- ➔ Freehold available on individual units or virtual freehold on single floors.

## Leasehold

- ➔ Longer term leases available on a full repairing and insuring basis subject to five yearly upward only rent reviews.
- ➔ Shorter term leases available upon application.



Unit 3, Peterborough

## A Well Managed Environment

A management company has been set up to run the development, and will provide the following:

- ➔ Maintenance and upkeep of the external common areas and landscaping.
- ➔ Comprehensive security monitoring system.

## Why a Business Home?

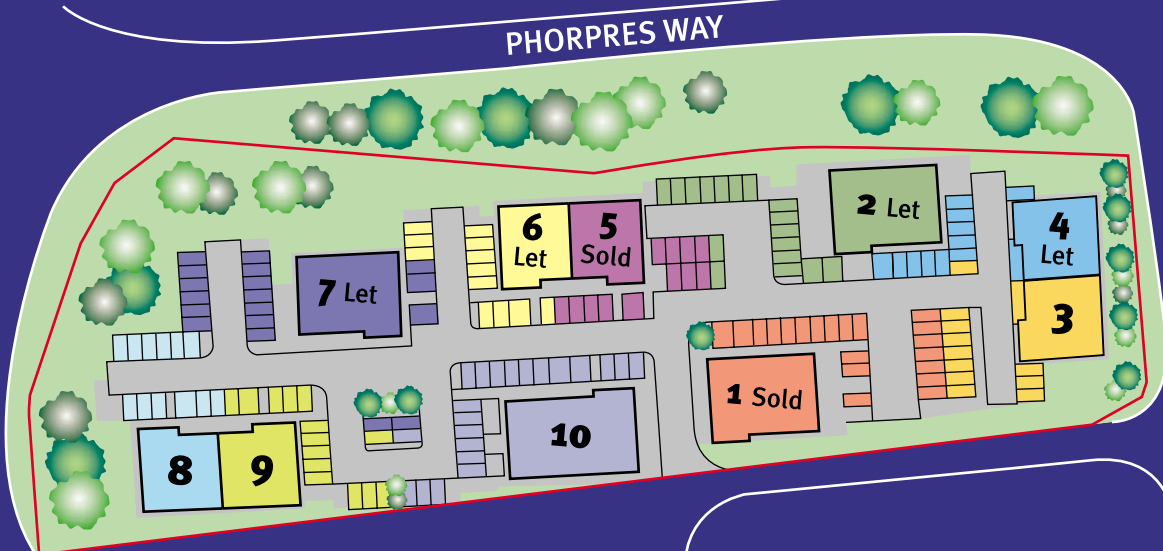
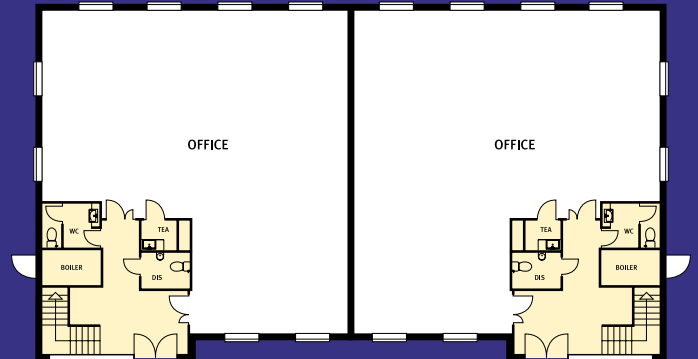
- ➔ Energy efficient offices.
- ➔ Easy and cheap to maintain.
- ➔ Designed to maximise operational efficiency.
- ➔ Flexibility - buy or lease, you choose.



## Schedule of Accommodation

Unit	Sq Ft	Sq M	CPS	Availability
1	4,760	442	20	Airphones Ltd
2	4,123	383	17	Turning Point Seminars Ltd
3	3,119	289	12	Available
4	3,135	291	12	Turning Point Seminars Ltd
5	2,658	247	12	Escape Fitness
6	2,658	247	12	The Home Office
7	4,134	384	17	Soda Club
8	3,161	294	13	Available
9	3,151	293	13	Available
10	5,469	508	21	Available

## Typical Ground Floor Plan



# The Office Village

## Cygnets Park, Hampton, Peterborough

### Peterborough

The population of Peterborough is 158,000 with a catchment population of 350,000 within 30 minutes drive time of the city, and over 2 million people within 60 minutes.

The historic cathedral city of Peterborough is located approximately 80 miles north of London, 35 miles north west of Cambridge and 75 miles east of Birmingham. The city benefits from excellent road and rail communications.

The town is strategically located adjacent to the A1M motorway, which provides access to the M25 and the M11. The A14 dual carriage way, which is situated 15 minutes to the south, provides access to the east coast ports and the M1 and M6 motorways. Peterborough is on the main east coast main line and provides excellent regular services to London Kings Cross in approximately 50 minutes.

### Road Communications

Birmingham	75 miles
Cambridge	35 miles
Huntingdon	19 miles
Leicester	41 miles
Nottingham	56 miles
A1M	1.5 miles
M25	70 miles
M11	35 miles
London	80 miles
Northampton	42 miles

### Rail Communications

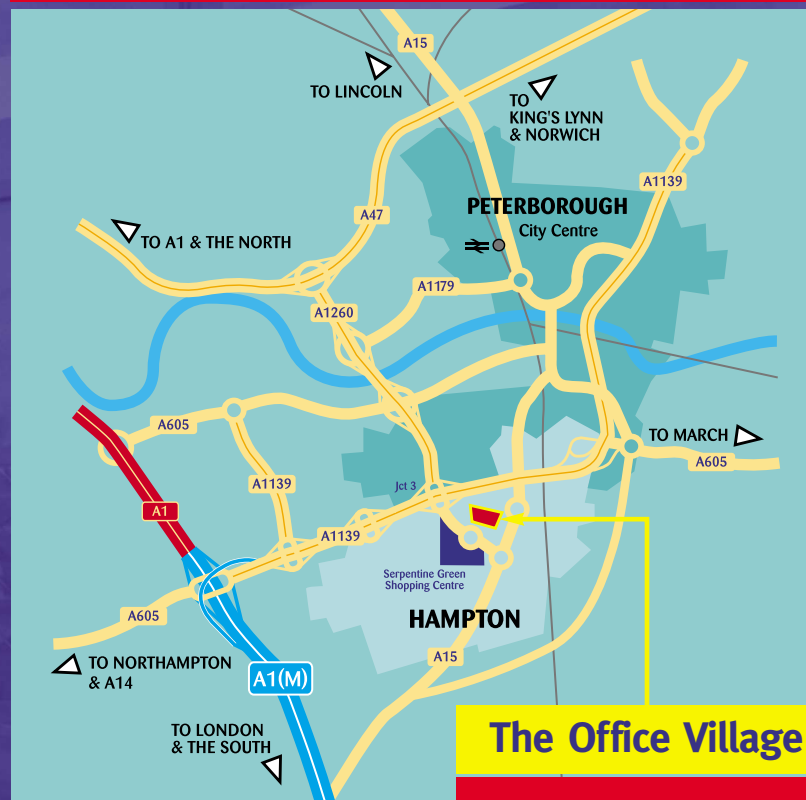
To Kings Cross	50 minutes
To York	1 hour 10 minutes
To Birmingham	1 hour 50 minutes
To Newcastle	2 hours 10 minutes
To Edinburgh	4 hours 30 minutes

### Air Communications

Both Luton and Stansted Airports are within 60 miles of Peterborough.



## The Ideal Location



## The Office Village

A Development by:



All Enquiries:



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