

# FLEET HOUSE

PETERBOROUGH | PE7 8FD



PRESTIGE FIRST FLOOR OPEN PLAN OFFICES UNDERGOING REFURBISHMENT

2,500 – 20,025 SQ FT M TO LET



A1(M)

FLEETON PARKWAY

TESCO EXTRA

M&S FOOD

NEXT

DOBBIES

PREMIER INN

NANDOS

BELLA ITALIA

MCDONALDS

WENDY'S

HARVESTER

MASTERCARD

FLEET HOUSE

STARBUCKS

PROMINENTLY LOCATED ADJACENT TO THE A15  
WHICH PROVIDES ACCESS TO FLEETON PARKWAY

## LOCATION

Fleet House is prominently located adjacent to the A15 which provides access to the A1139 (Fletton Parkway) approximately half a mile to the north.

The A1139 connects with the A1(M) junction 17 some 3 miles west of the property. Additionally the A15 connects south via Yaxley to the A1(M) at junction 16 Norman Cross.

Peterborough railway station is approximately 3 miles to the north and is served by the East Coast Main Line with a fastest journey time to London King's Cross of 50 minutes. In addition, the station serves as a major interchange with east-west services to Stansted Airport via Cambridge and to Birmingham via Leicester.

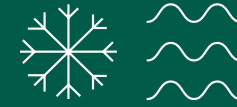


## SITUATION

Fleet House is prominently situated adjacent to the roundabout with The Serpentine and the A15 London Road in the Hampton business area to the south west of Peterborough town centre.

Surrounding uses include a wide range of retail and leisure facilities, including a Tesco Extra, Premier Inn, Costa, Nandos, Wendy's, Harvester, and Bella Italia.





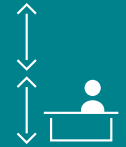
HEATING, VENTILATION, &  
AIR CONDITIONING (HVAC)



SUSPENDED CEILING



CAR PARKING AT A RATIO  
OF (1:271 SQ FT)



DOUBLE-HEIGHT  
RECEPTION



FULL ACCESS  
RAISED FLOORS



MALE, FEMALE AND  
DISABLED WC'S



LED LIGHTING &  
PIR SENSORS



SHOWER FACILITIES



GREAT LOCAL AMENITIES –  
GYM, SHOPS, RESTAURANTS



LIFT ACCESS

## DESCRIPTION

The property, built in approximately 2001, comprises a prestigious office development with brick elevations over ground and first floors, centred around a full height glass atrium.

The office accommodation is currently undergoing refurbishment and will benefit from heating, ventilation, and air conditioning (HVAC), suspended ceilings with inset LED lighting, aluminium double glazed windows and fully raised carpeted floors. The property benefits from one passenger lift and male, female and disabled W.C.'s on both ground and first floors.

To the front of the building there is on site car parking spaces which provide a ratio of 1:271 sq ft.



## ACCOMMODATION

	Sq M	Sq Ft
First Floor*	232 – 1,860	2,500 – 20,025

\* The first floor comprises 20,025 sq ft over two wings. It can be split to suit requirements from 2,500 sq ft upwards.

# FLEET HOUSE

PETERBOROUGH | PE7 8FD

Savills Peterborough

[savills.co.uk](https://www.savills.co.uk)

01733 344414



Edward Gee

01733 209906

07807 999211

[egee@savills.com](mailto:egee@savills.com)

James Anderson

01733 201388

07977 034282

[james.g.anderson@savills.com](mailto:james.g.anderson@savills.com)

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