

OPUS BUSINESS PARK



For Sale | To Let

where space works : modern office workspace
in a prime location
close to the A1



ARTISAN (UK)
DEVELOPMENTS

creating space for business™

BREEAM Approved Assessor



where space works :



OPUS Business Park
Cygnet Park Road
Hampton
Peterborough
PE7 8HP

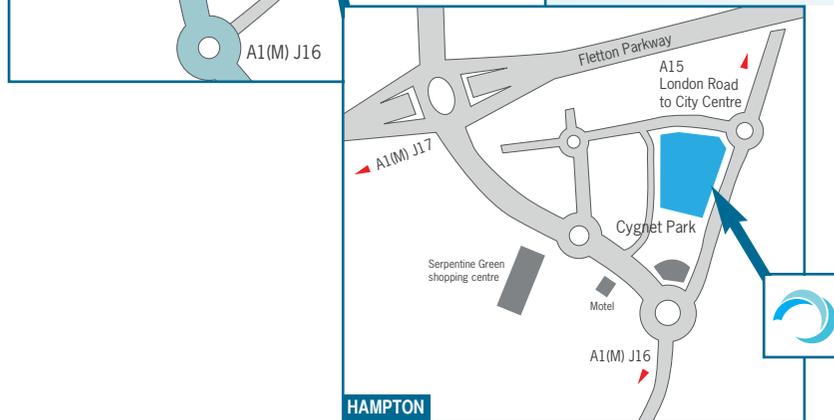


Location

Hampton has excellent road access to and from Peterborough city centre, which is only 3 miles distant via dual carriageway, as well as the A1(M) at J17 via the Fletton Parkway (Peterborough ring road), and in turn the A14 arterial route.

Peterborough also has good rail links, being on a direct route to London Kings Cross (approx. 50 minutes travelling time).

Design & Build options now available for a tailor-made solution within 6 months



Freeholds / Leaseholds

Freehold or Leasehold upon application. Leases are fully repairing and insuring. VAT will be charged on the purchase or rental price. The scheme is fully managed and a service charge is payable for maintenance of the development's common areas.

Jonathan Hand / Tony Barker

William Rose / Erica Lewis

BARKER STOREY MATTHEWS

01733 897722
37 Priestgate, Peterborough PE1 1JL
bsm.uk.com

savills.com savills

01733 344414

Contact and Viewing

Please contact our appointed agents:



ARTISAN (UK) DEVELOPMENTS

creating space for business™

artisandevelopments.co.uk



where space works :



OPUS BUSINESS PARK

OPUS occupies a prominent 8.7 acre site within Cygnet Business Park – Hampton's dynamic business area, conveniently located opposite the popular Serpentine Green shopping centre.

Specifically designed to meet the business demands of the 21st century, OPUS comprises high specification detached and semi-detached self-contained offices, all built to the latest energy-efficient specifications, as outlined by the latest government guidelines.

Phase 1 of OPUS is complete and occupied, providing modern, high quality and energy efficient office premises for a variety of local and regional businesses, including Mencap, Fostercare Association, Bulley Davey, and Total Coaching Solutions.

Artisan (UK) Developments Ltd

Artisan has been concentrating on commercial property development since 1998, during which time the company has gained a reputation for delivering quality purpose-built, mixed-use business parks throughout East Anglia and the northern Home Counties.

Each of our developments are designed and built to high standards by a team of talented architects and planners, and constructed with the same level of consideration and attention to detail by our experienced in-house construction management team. We pride ourselves on delivering our builds on time, within budget and to the required levels of finish that our clients expect.

Design & Build : Tailormade for You

Artisan specialises in designing and building bespoke premises for a variety of uses, and we are currently offering a range of Design & Build office options at OPUS to suit your individual business requirements:

- Design & Build options from **5,000 sq ft** (278.7 sq m)
- Showcase HQ premises up to **75,000 sq ft** (6,967 sq m)

Detailed planning has been secured, and construction can commence immediately, with occupation feasible within 6 months of signing contracts (times may vary for bespoke units).

Professional Advice & Support

By also offering a full interior fit-out service, we can help you tailor the premises to your individual specifications and taste. Plus, our fully qualified **BREEAM** assessor can help you achieve best practice in sustainable design and environmental performance of your bespoke premises.

You can utilise this personal service to 'raise the bar', and ensure your premises are as green and efficient as they can be.





case study:

In 2006, Artisan was commissioned by national charity Mencap, to design and build a large bespoke office unit at OPUS.

The charity required an 11,000 sq ft (1,022 sq m) two-storey, detached office unit, which was to act as a new support centre for the charity's financial and human resources departments. The premises were completed in July 2007.

Jill Tombs, Mencap's director of human resources, said, "Mencap looked at several sites. Peterborough was chosen for its excellent transport links, a good selection of local amenities and skills availability."

The new premises for Mencap were purpose-built by Artisan to meet the charity's specific needs and requirements, including specialised changing and toilet facilities for people with multiple learning difficulties, their carers and families.

Michael Eyres, managing director for Artisan commented, "We're delighted Mencap has chosen Artisan to design and build its new premises in Peterborough. To work for such a distinguished charity is a privilege. Our strength lies in effective design and solutions to ensure our clients receive a build that is unique to their specific requirements."



PETERBOROUGH



HAMPTON

Design & Build options now available for a tailor-made solution within 6 months:

- Excellent infrastructure and accessibility
- Fast access to the A1 and Peterborough ring road
- Close to local amenities and the Serpentine shopping centre

Design & Build options
from 5,000 sq ft (278.7 sq m)

Showcase HQ premises
up to 75,000 sq ft (6,967 sq m)