

TO LET / FOR SALE - INDUSTRIAL

# TRENT ROAD & EDEN ROAD

Enterprise Park, Broadway, Yaxley, Peterborough, PE7 3EH



## Key Highlights

- 1,225 to 8,820 sq ft
- Units meet new insulation requirements, saving operating costs
- EPC's will be available on completion of the units.
- 6m eaves
- Brand new industrial units
- Reserved car parking
- Full planning for Class E and B8 uses

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## Description

Enterprise Park is a new industrial/warehouse development designed with structural landscaping to create a new industrial estate. 32 units have already been completed and Trent Way and Eden Way are the latest phase.

## Location

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. Enterprise Park has direct access to Broadway and is located 3 miles from J16 of the A1(M) at Norman Cross with access to the Parkway dual carriageway road system around Peterborough, 2 miles to the north-east. Enterprise Park is serviced by a main bus route and is adjacent to Eagle Business Park a modern 30+ acre trade counter, industrial, warehouse and mixed use estate. Nearby occupiers include Screwfix, Junction 17 Cars, Howdens and many others.

## Accommodation

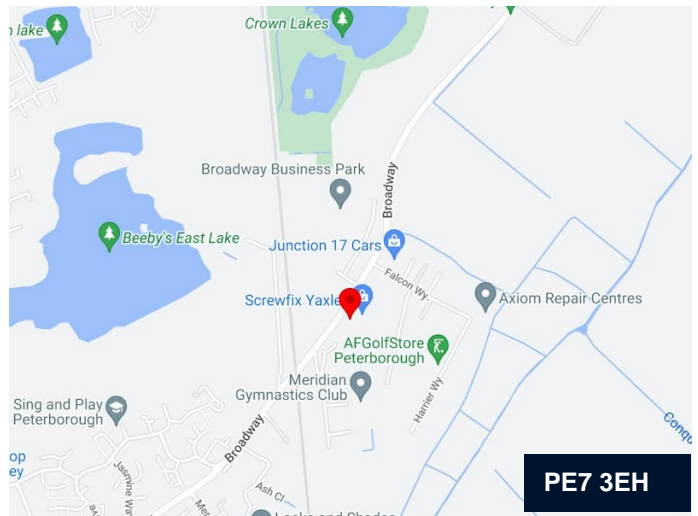
Name	sq ft	sq m	Price	Availability
Unit - 2 Trent Way	1,690	157.01	£294,950	Under Offer
Unit - 4 Trent Way	1,685	156.54	£294,950	Under Offer
Unit - 6 Trent Way	1,685	156.54	£294,950	Available
Unit - 8 Trent Way	1,685	156.54	£294,950	Under Offer
Unit - 10 Trent Way	1,685	156.54	£294,950	Under Offer
Unit - 12 Trent Way	2,080	193.24	£364,000	Available
Unit - 1 Eden Way	1,235	114.74	£229,500	Under Offer
Unit - 2 Eden Way	1,225	113.81	-	Under Offer
Unit - 3 Eden Way	1,225	113.81	-	Available
Unit - 4 Eden Way	1,225	113.81	-	Available
Unit - 5 Eden Way	1,884	175.03	£329,500	Available

## Specification

- Steel portal frame construction with 6m eaves height
- LED lighting throughout and electric loading doors
- All units will have a fibre connection & good levels of parking
- A standard occupier board will be erected at a cost of £400 + VAT

## Viewings

Strictly by appointment with joint agents Savills and Eddisons - 01733 897722



## Terms

Units are available for sale freehold. VAT will be payable on the sale price.

## Services

Mains electricity, drainage and water will be made available to the units. Interested parties are asked to make their own enquiries.

## Service Charge

A service charge will be payable towards the upkeep of the common areas on the estate.

## Developer

The development is by Broadway Developments Yaxley Limited. The Directors have been involved with the development of Newark East, Peterborough in 2017, Eagle Business Park and Plot 8 Kingston park in 2018/19 and Peregrine Business park, Yaxley. Barnack Estates UK Ltd will be the main contractor. Barnack have a strong reputation locally having developed over 300 industrial/office/showroom units in Cambridgeshire over the last 15 years.

## Legal Costs

Each party to bear their own costs in relation to this transaction.

## Business Rates

To be assessed once constructed.

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## Contact

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