

TO LET / FOR SALE - INDUSTRIAL

UNITS 20-22 ENTERPRISE WAY

Enterprise Park, Yaxley, Peterborough, PE7 3WY



Key Highlights

- 2,292 to 7,874 sq ft
- Brand new industrial units to be built
- Prominently location at entrance to the Estate
- Planning for B2 and B8 uses
- Freehold & leasehold options
- Suitable for light industrial, warehousing, trade counter/showrooms, leisure & retail
- High specification
- Units to be built shortly - available early 2025

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Description

Enterprise Park is a new industrial/warehouse development with 32 units already completed with a further 12 units due for completion shortly. Units 20-22 Enterprise Way are the latest phase.

Each unit will be of steel portal frame construction with 6m eaves, electric loading doors, LED lighting throughout, fibre connection and an office, WC and first floor windows. Car parking immediately adjacent to the units.

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.

The site 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 which is approx 2 miles to the north-east. The site 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	Rent	Price	Availability
Unit - 20	2,292	212.93	£23,000 /annum	£378,500 /annum	Available
Unit - 21	2,351	218.42	£26,000 /annum	£400,000 /annum	Available
Unit - 22	3,231	300.17	£35,750 /annum	£549,500 /annum	Available

Viewings

Strictly by appointment with joint agents Savills and Eddisons.

Terms

Units are available for sale freehold and to let on terms to be agreed. VAT will be payable on both prices and rent. A service charge will be payable for the upkeep and maintenance of the communal areas of the estate.

EPC

EPC's will be commissioned upon practical completion.

Contact

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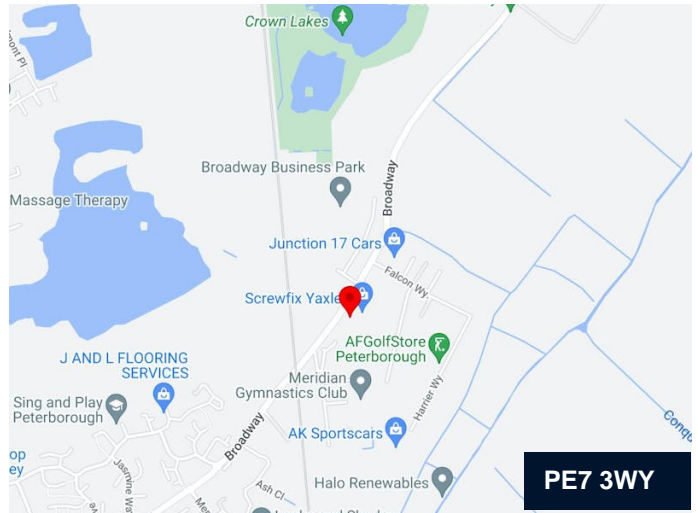
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