

TO LET - INDUSTRIAL

14 TRENT WAY

Yaxley, Peterborough, PE7 7AT



Key Highlights

- 2,985 sq ft
- Brand new semi attached unit available to let
- Prominent location fronting Broadway and adjacent to Eagle Business Park
- Ample on-site parking
- Suitable for a range of uses - subject to planning
- EPC to be assessed
- 6m eaves height

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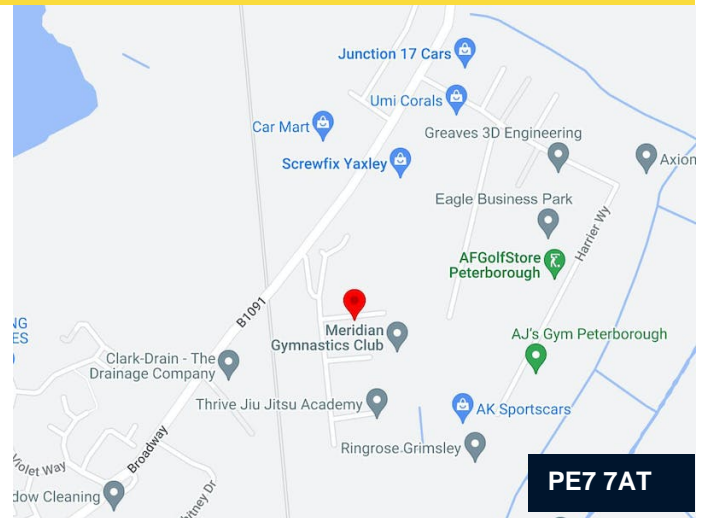


Description

Enterprise Park designed with structural landscaping to create trade counter/showroom/leisure/retail units towards the front of the site and industrial/warehouse opportunities to the rear.
Outline Specification: Steel portal frame construction with, flat panel cladding & glazing, roof lights, office & toilet facilities, office heating & LED lighting, electrically operated overhead doors, eaves heights of 6m+, block paviour parking, concrete loading.

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

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,985	277.32	Available
Total	2,985	277.32	

Viewings

Strictly by appointment with the joint agents Savills (details below) and Eddisons - 01733 897722.

Terms

The unit is available to let on terms to be agreed. Guide rent of £25,500 per annum plus VAT.

Service Charge

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

Business Rates

Upon Enquiry

Contact

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