

TO LET - INDUSTRIAL

# UNIT 2 BURGESS FARM

Great Drove, Yaxley, Peterborough, PE7 3TW



## Key Highlights

- 20,961 sq ft
- Suitable for a range of uses - subject to planning
- The property currently has an agricultural restriction
- 4 roller shutter doors
- Detached unit in a secure gated estate
- EPC to be reassessed
- From 4.2m to 4.8m eaves
- The unit has the added benefit of a cold store

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## Description

Unit 2 is a detached industrial unit of steel portal frame construction. Internally the property comprises of industrial/office space, WC's and kitchen facilities.

The unit benefits from 3 phase power and 2 electric and 2 manual roller shutter doors, as well as personnel door to the offices.

Externally, there is a substantial yard which is shared with the current occupiers. Shared car parking is available to the front of the site.

## Location

Unit 2 is located to the rear of the site, accessible via an access road off Great Drove Burgess Farm is located in the village of Yaxley which is approximately 4 miles from Peterborough.

Yaxley has excellent access to the A1(M) via J16 at Normans Cross. Recently there has been considerable commercial/industrial development nearby at Eagle Business Park and Enterprise Park in Yaxley.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	19,866	1,845.61	Available
Ground	1,095	101.73	Available
<b>Total</b>	<b>20,961</b>	<b>1,947.34</b>	

## Terms

The property is available to let on terms to be agreed.

## Viewings

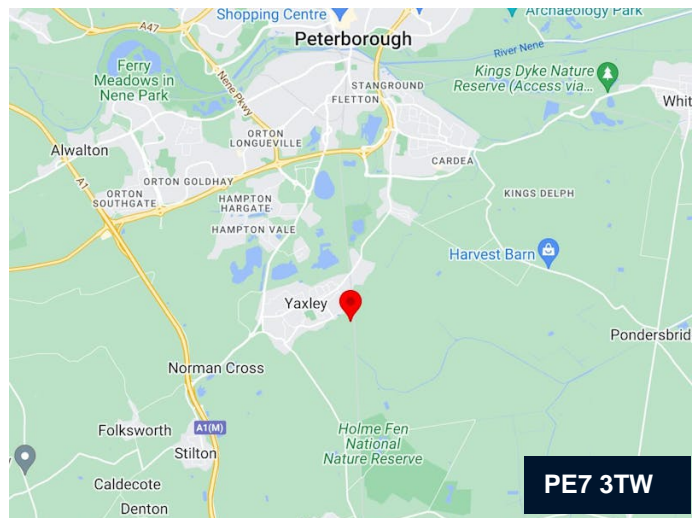
Strictly by appointment only with the sole agents, Savills.

## Planning

The site shall be used solely for the grading and storage of farm produce and for no other purpose including any other uses within Class B1, B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

## Business Rates

Upon Enquiry



## Contact

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