

TO LET - INDUSTRIAL

2 & 3 EDEN ROAD

Enterprise Park, Peterborough, PE7 7BY



Key Highlights

- 1,225 to 2,450 sq ft
- Qualifying business may qualify for 100% small business rates relief
- Brand new warehouses available to let
- Prominent location fronting Broadway and adjacent to Eagle Business Park
- Suitable for a range of uses - subject to planning
- EPC B Rating
- 3 parking spaces with each unit plus access to communal parking spaces opposite the units

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
01733 344 414
savills.co.uk



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2	1,225	113.81	Available
Unit - 3	1,225	113.81	Available
Total	2,450	227.62	

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, 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.

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 adjacent to Eagle Business Park a modern 30+ acre trade counter, industrial and mixed use estate. Nearby occupiers include Screwfix, Junction 17 Cars and Howdens.

Terms

The units are available to let on terms to be agreed.

Viewings

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

Services

Mains electricity, drainage and water are available.

Service Charge

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

Contact

James Anderson MSc MRICS

+44 (0) 1733 201388

+44 (0) 7977 034 282

james.g.anderson@savills.com

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906

+44 (0) 7807 999 211

egee@savills.com



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 18/07/2024

savills