

TO LET / FOR SALE - INDUSTRIAL / TRADE COUNTER

AVAILABLE IMMEDIATELY

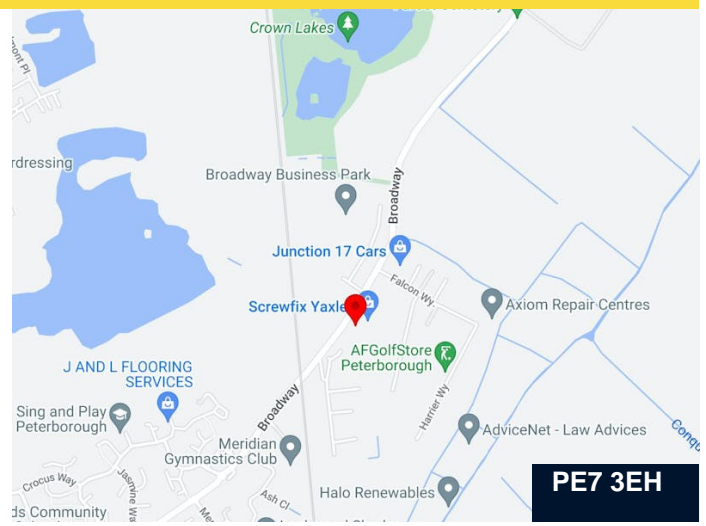
# ENTERPRISE PARK

Broadway, Yaxley, Peterborough, PE7 3EH



## Key Highlights

- 1,905 to 30,000 sq ft
- Freehold & leasehold options
- Adjoining Eagle Business Park
- Available immediately
- Already built units or bespoke (design & build) options available
- Suitable for light industrial, warehousing, trade counter/showrooms, leisure & retail
- Prominently located off Broadway, Yaxley



## Description

Built units ready for immediate occupation. Also an opportunity for new design & build / bespoke units to be constructed within the park. Over 100,000 sq ft has already been completed with further units under construction. A prominent plot at the front of the site, facing the main road (Broadway) is available for development. See attached plan. Note the graphics are for marketing purposes only should not be relied upon.

## 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 - 8 Enterprise Way	3,837	356.47	£38,500 /annum	£605,000	Available
Unit - 10 Enterprise Way	3,670	340.95	£36,750 /annum	£578,000	Under Offer
Unit - 11 Enterprise Way	3,390	314.94	£34,000 /annum	£534,000	Under Offer
Unit - 14 Enterprise Way	1,905	176.98	£19,500 /annum	-	Available
Unit - 18 Enterprise Way	2,235	207.64	£22,500 /annum	-	Available
Unit - 19 Enterprise Way	2,230	207.17	£22,500 /annum	-	Available
Unit - 18 & 19 Enterprise Way	4,465	414.81	£45,000 /annum	-	Available

## Viewings

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

## Terms

Units are available for sale freehold and to let on terms to be agreed. Prices and rents on application. VAT will be payable.

## Services

Mains electricity and water will be made available. Services will depend on the final specification agreed.

## Specification

New industrial/warehouse/trade counter development, Terraced, semi-detached and detached units are available with the following specification:

- \* Steel portal frame construction with 6m eaves height
- \* Each unit has an office & WC facilities
- \* LED lighting throughout and electric loading doors
- \* Three phase power
- \* Good levels of car parking
- \* Block paviour parking and concrete loading apron
- \* Offices fitted with suspended ceilings and heating system
- \* Fibre can be connected

## Developer

The development is by Broadway Developments 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 and have a strong reputation locally and have developed over 300 industrial/office and showroom units in Cambridgeshire over the last 15 years.



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## Contact

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