

TO LET / FOR SALE - INDUSTRIAL

# NENE COURT

Enterprise Park, Broadway, Yaxley, Peterborough, PE7 3TJ



## Key Highlights

- 2,410 to 9,770 sq ft
- Prominent location fronting Broadway and adjacent to Eagle Business Park
- Terraced warehouses available for sale or to let
- Suitable for a range of uses - subject to planning
- High quality new builds ready for occupation
- Units selling fast

SAVILLS Peterborough  
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## 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.

## Description

The estate is 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. Please see the latest master plan attached.

## Accommodation

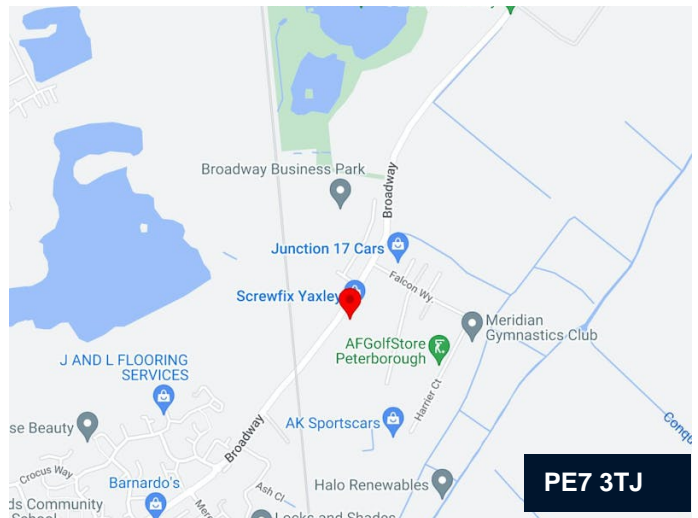
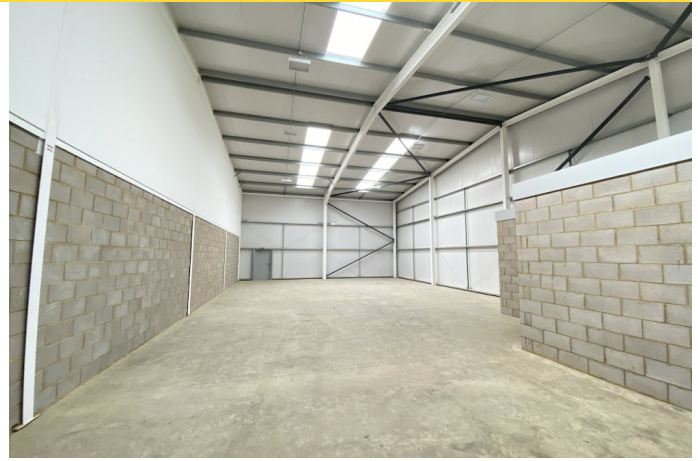
Name	sq ft	sq m	Rent	Price
Unit - 2 Nene Court	2,410	223.90	£24,250 /annum	£374,000 /annum
Unit - 3 Nene Court	2,410	223.90	£24,250 /annum	£374,000 /annum
Unit - 4 Nene Court	2,475	229.94	£24,750 /annum	£384,000 /annum
Unit - 5 Nene Court	2,475	229.94	£24,750 /annum	£384,000 /annum

## Service Charge

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

## Viewings

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



## Contact

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