

TO LET - INDUSTRIAL

# UNIT 7 THAMES COURT

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



## Key Highlights

- 1,870 sq ft
- Prominent location fronting Broadway and adjacent to Eagle Business Park
- 6m eaves height
- 4 parking spaces
- Suitable for a range of uses - subject to planning
- Brand new warehouse available to let
- EPC B Rating
- Secure and gated

SAVILLS Peterborough  
Stuart House  
Peterborough PE1 1QF  
**01733 344 414**  
[savills.co.uk](http://savills.co.uk)



## 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

Name	sq ft	sq m	Rent
Unit - 7	1,870	173.73	£16,950 /annum

## Viewings

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

## Terms

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

## Service Charge

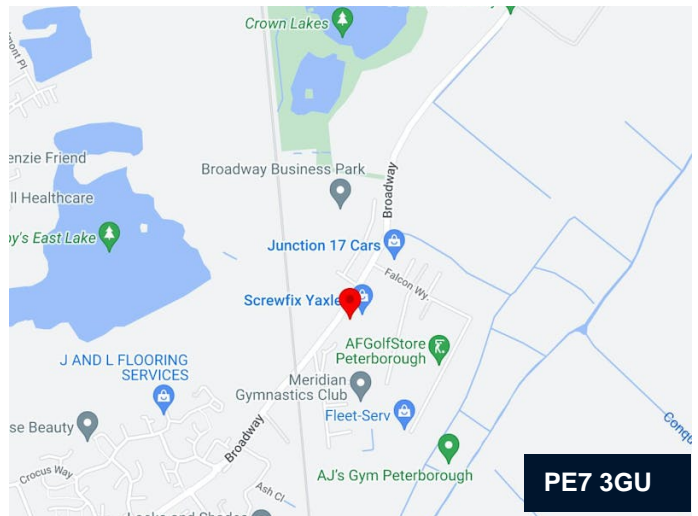
A service charge will be payable towards the upkeep of common areas.

## Services

Mains electricity, drainage and water are available.

## Business Rates

To be assessed shortly.



## Contact

**Edward Gee BSc (Hons) MRICS**

+44 (0) 1733 209 906

+44 (0) 7807 999 211

egee@savills.com

**James Anderson MSc MRICS**

+44 (0) 1733 201388

+44 (0) 7977 034 282

james.g.anderson@savills.com

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