

01733 897722

eddisons.com

**NEW WAREHOUSE / INDUSTRIAL UNIT
TO LET**

Eddisons

Incorporating Barker Storey Matthews



**14 TRENT WAY, ENTERPRISE PARK, BROADWAY, YAXLEY, PETERBOROUGH
PE7 7AT**

Rent £25,500

Size: 277.3 sq m (2,985 sq ft)

- Semi-detached warehouse
- Available with ground floor office and toilet
- Highly prominent estate fronting Broadway
- Adjoining the established Eagle Business Park

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 approximately 2 miles to the northeast.

The site is serviced by a main bus route and is adjacent to the recently developed 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

New industrial/ warehouse unit designed within an estate with structural landscaping. 5A Trent Road is a semi detached unit with the following specification:

- Steel portal frame construction with 6m eaves heights.
- The unit has an office, toilet and first floor windows
- LED lighting throughout and electric loading doors.
- Car parking.
- Offices fitted with suspended ceilings and recessed LED lighting.
- The unit will benefit from a fibre connection.

ACCOMMODATION AND RENT

The unit is 2,985 sq ft (277.3 sq m)
Rent £25,500 pax

SERVICES

Mains electricity, drainage and water will be made available to the unit. Interested parties are asked to make their own enquiries

BUSINESS RATES

The unit will be rated upon practical completion.

VAT

We understand that VAT will be charged on the rent.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. More information available from the agents.

EPC

An EPC will be commissioned upon practical completion.

PLANNING

Suitable for light industrial.

TIMING

Unit completion will be by August 2023.

DEVELOPER

The development is by Broadway Developments Yaxley 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. Barnack have a strong reputation locally and have developed over 400 industrial/office and showroom units in Cambridgeshire over the last 18 years.

VIEWING

Strictly by appointment with the joint sole agents:-

Eddisons
incorporating Barker Storey Matthews
33 Thorpe Road, Peterborough PE3 6AB

Contact: Gavin Hynes
gavin.hynes@eddisons.com
01733 897722

Or

Savills
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Important Information

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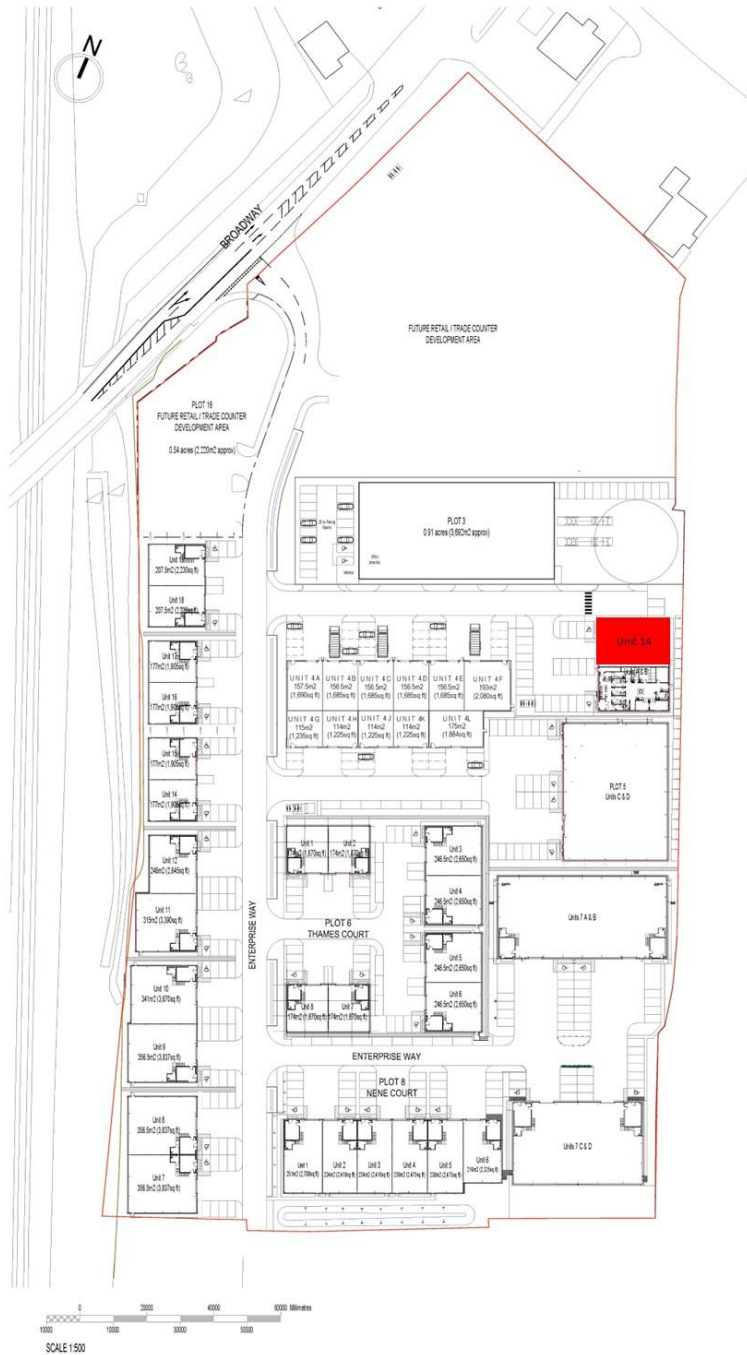
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F16	unit 2 updated	17.04.2023
F14	notes updated	03.04.2023
F13	external works updated	24.11.2022
F12	area schedule updated	16.05.2022
F11	area schedule updated	04.08.2022
F10	packs 6 and 7 amended	03.07.2022
F09	notes updated	22.05.2022
F08	packs 4 and 5 amended	13.05.2022
F07	units 7C and 7D enlarged	05.05.2022
F06	packs 2, 3, 4 & 5 amended	15.05.2022
F05	packs 4 & 5 amended	10.05.2022
F04	unit 15 reconfiguring	05.05.2022
F03	phase 02 unit area amended	10.05.2022
F02	unit sizes updated and packs 1-3 amended	14.04.2022
F01	Preliminary Issue	31.03.2020
revision	note	date

client
Broadway Developments Yaxley Ltd
 project title
Enterprise Business Park Yaxley
 drawing title
Site Masterplan
 drawing status
Feasibility
 scale
1:500 @ A1
 date
March 2022
 project number
2565
 drawing number
AL0251
 revision
F16

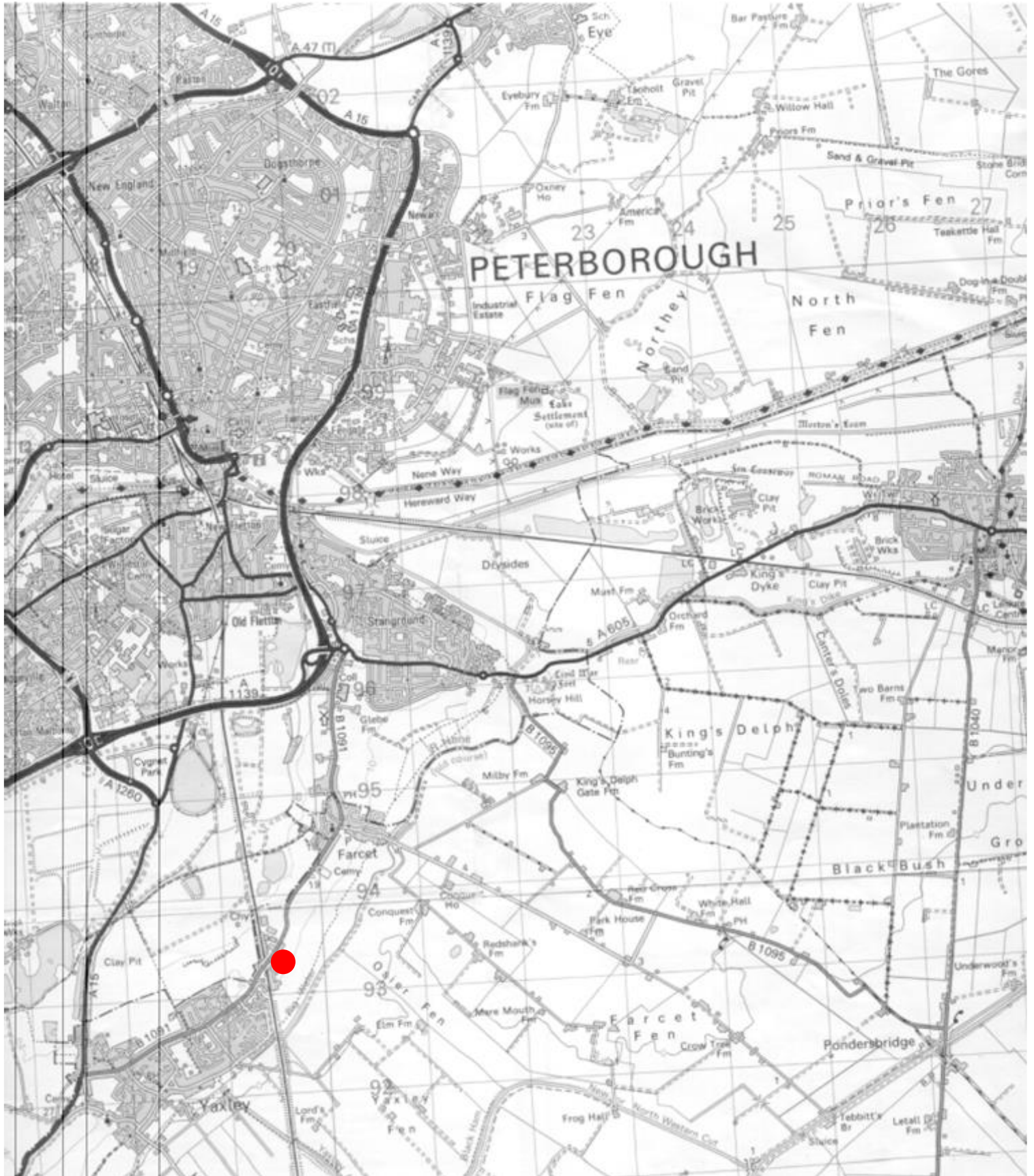


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