

01733 897722
eddisons.com

Eddisons

Incorporating Barker Storey Matthews

NEW INDUSTRIAL UNITS – FOR SALE / TO LET



NENE COURT, ENTERPRISE PARK, YAXLEY, PETERBOROUGH, PE7 3TJ

Price: £374,000

224 sq m (2,410 sq ft)

Rent: £24,250 pax

- Brand new industrial units
- Available to occupy immediately
- Highly prominent estate fronting Broadway
- Units meet new insulation requirements saving operating costs

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 development designed with structural landscaping to create a new industrial estate. Units will be constructed as terraced, semi-detached, and detached units with the following specification:

- Steel portal frame construction with 6m eaves heights.
- Each unit has an office, toilet and first floor windows
- LED lighting throughout and electric loading doors.
- Good levels of car parking.
- Offices fitted with suspended ceilings and recessed LED lighting.
- All units will benefit from a fibre connection.
- A standard occupier board will be erected. Cost to be £400 + VAT
- Option for first floor or extra offices subject to agreeing cost/rent

SERVICES

Mains electricity, drainage and water are available to the units. interested parties are asked to make their own enquiries

ACCOMMODATION

Unit	Sq M	Sq Ft	Price / Rent
1 Nene Ct	251	2,700	LET
2 Nene Ct	224	2,410	£374,000/ £24,250 pax
3 Nene Ct	224	2,410	£374,000/ £24,250 pax
4 Nene Ct	230	2,475	£384,000/ £24,750 pax
5 Nene Ct	230	2,475	£384,000/ £24,750 pax
6 Nene Ct	216	2,325	SOLD

BUSINESS RATES

Rates to be assessed, more information available on request from the agents.

VAT

We understand that vat will be charged on the price/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

EPCS are available from the agents.

PLANNING

Full planning for B1, B2 and B8 uses

TIMING

The units are available immediately.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

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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

01733 344414

801 116222

For more information, visit eddisons.com

T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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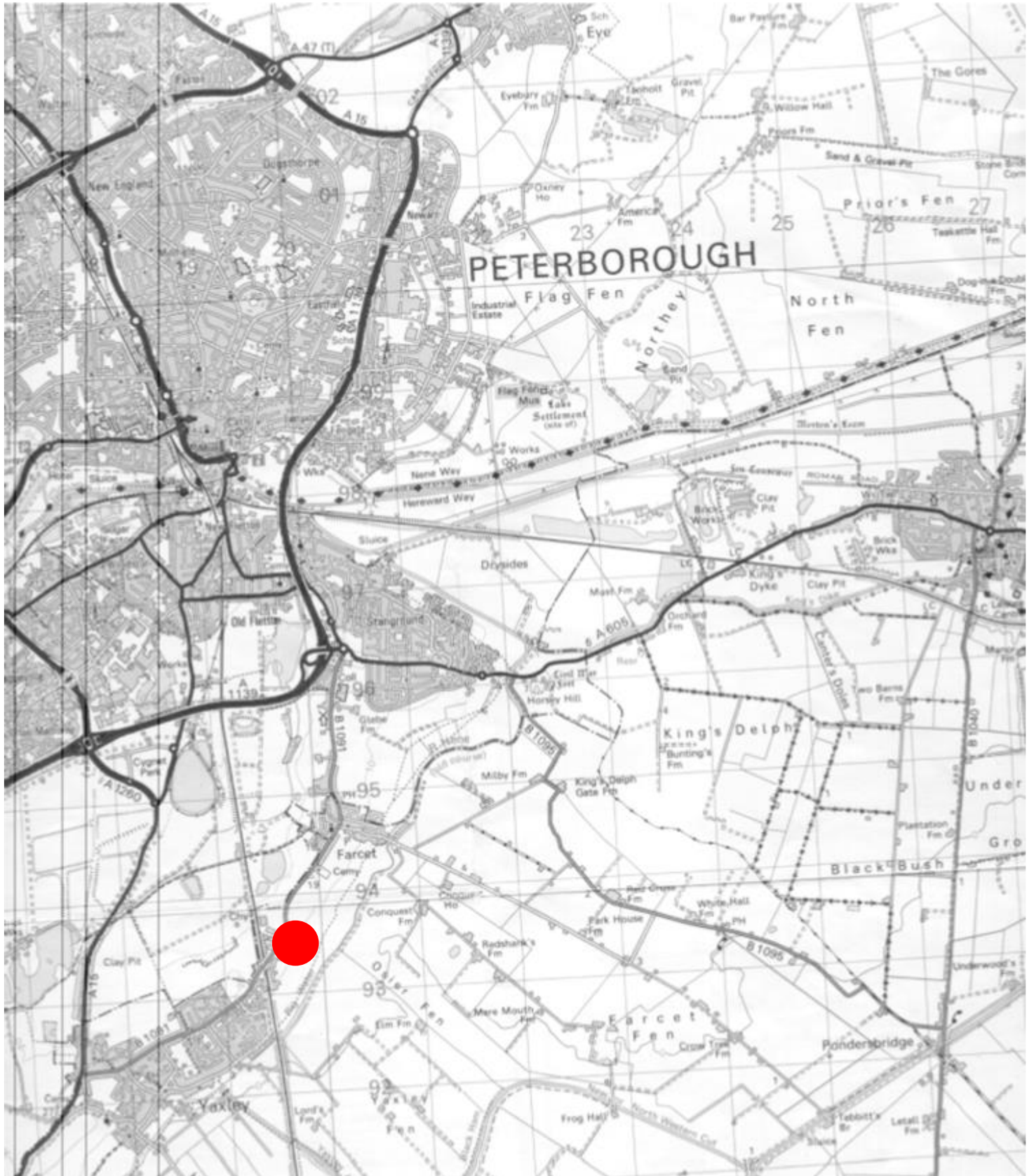
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