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DESIGN AND BUILD OPTIONS SUITABLE FOR VARIETY OF USES  
FOR SALE / MAY LET

**Eddisons**

Incorporating Barker Storey Matthews



Design and build freehold and leasehold options suitable for light industrial, warehousing, trade counter units as well as showrooms, leisure and retail.

SUBJECT TO PLANNING

## ENTERPRISE PARK, BROADWAY, YAXLEY, PETERBOROUGH PE7 3EH

### Guide price and rent on application

- Frontage site with opportunity for showroom, trade counter, leisure and retail uses
- Front site also suitable for warehouse/ industrial units
- Other nearby occupiers include Screwfix and Howdens.
- Adjoining the established Eagle Business Park
- Units constructed to suit

Size: 464.52 – 2,787.09 sq m  
(5,000 – 30,000 sq ft)

## 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

Opportunity for new design and build units to be constructed within a new industrial park. General specification:

- Steel portal frame construction with 6m+ eaves height.
- Offices and toilets facilities
- LED lighting throughout
- Electrically operated loading doors
- Three phase power
- Offices fitted with suspended ceilings and heating system
- Fibre can be connected.
- Block paviour parking
- Concrete loading apron

On the balance of the land, a new speculative industrial/warehouse scheme has been constructed. Over 100,000 sq. ft has already been built on the site with further development to start shortly. Separate details available from the agents.

A prominent plot at the front of the site, facing the main road is available for development. See attached plan.

Note: The graphics are for marketing purposes only and should not be relied upon. The specification might change up to the day of completion.

## ACCOMMODATION AND PRICE

Availability for development as design and builds to create units between 5,000 and 30,000 sq ft.

An initial guide price can be given based on the accommodation required.

## 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 units will be rated upon practical completion.

## 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

An EPC will be commissioned upon practical completion.

## PLANNING

Outline planning consent has been granted for an overall development of 170,000 sq.ft. The majority is for industrial/warehouse space although there are also allocations for retail and leisure development. In excess of 100,000 sq ft has already been completed with further units under construction.

## TIMING

On receipt of a suitable planning consent for a specific unit, new buildings would be available 6-8 months after a start on site

## TENURE

Units are available for sale freehold or may be available to lease on minimum 10 year terms subject to status.

## 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 300 industrial/office and showroom units in Cambridgeshire over the last 15 years.

For more information, visit [eddisons.com](http://eddisons.com)  
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### 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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## VIEWING AND FURTHER INFORMATION:

Strictly by appointment with the joint sole agents:-

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

Contact: **Gavin Hynes**  
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01733 897722

Or

**Savills**  
01733 344414

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# Trade Counter & Design & Build Opportunities



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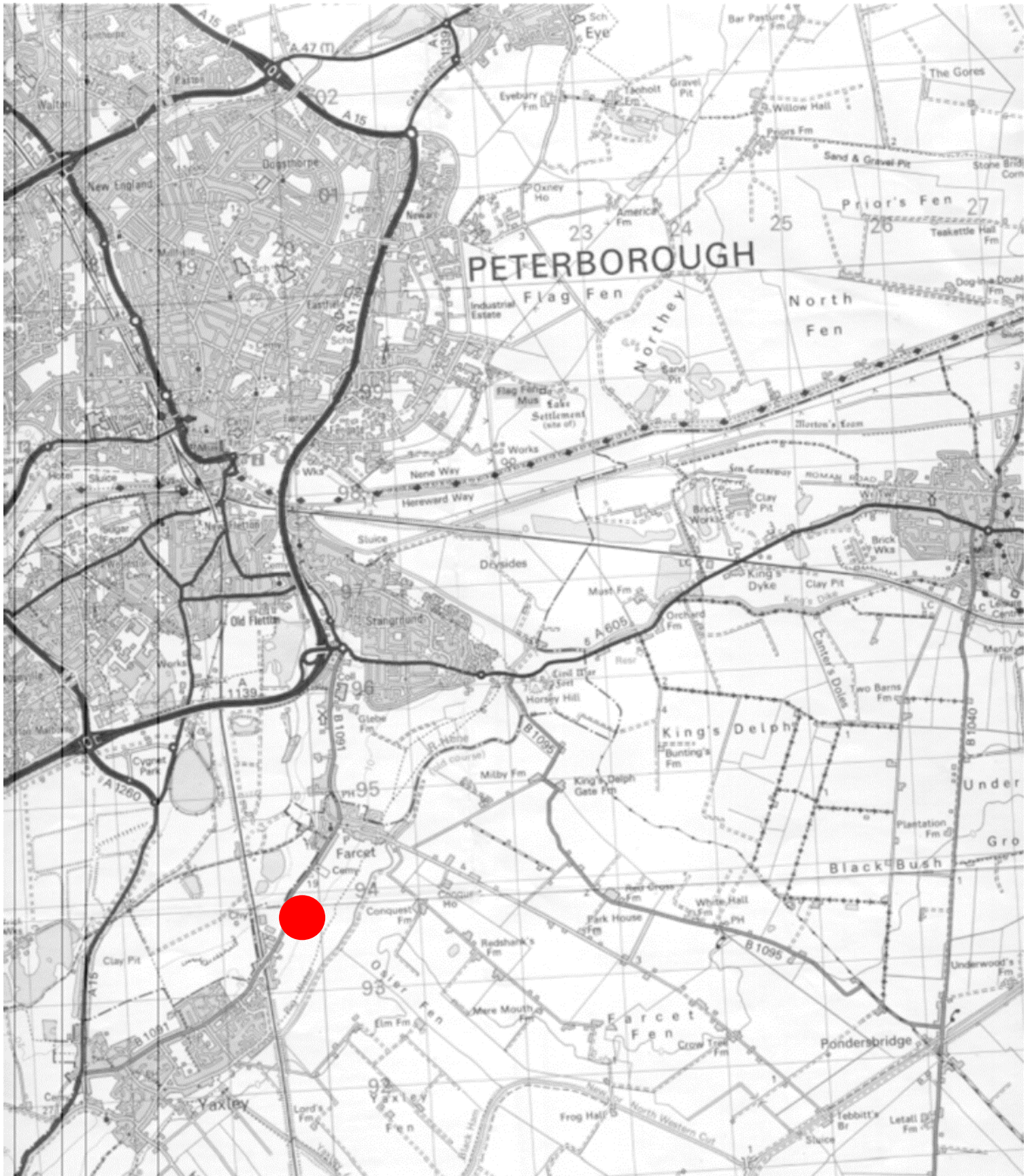
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