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LIGHT INDUSTRIAL UNIT- TO LET

Eddisons

Incorporating Barker Storey Matthews



**1 CONDOR COURT, HARRIER WAY, EAGLE BUSINESS PARK,
YAXLEY PE7 3WL**

RENT: £29,750 pax

291.6 sq m (3,139 sq ft)

- Modern unit
- Gated and fenced estate
- First floor office
- Prominent corner unit at entrance to the estate

LOCATION

Condor Court is situated within the newly completed Eagle Business Park at Yaxley. The location is approximately 3 miles from Junction 16 of the A1(M) at Norman Cross with access to the Parkway System around Peterborough being approximately 2 miles to the northeast.

DESCRIPTION

A prominent end terraced unit within a gated and fenced estate. The unit consists of a steel portal frame construction and pitched roof with a minimum eaves height of 5.3m. The unit has LED lighting throughout, within the warehouse there is roof lighting, an electric roller shutter door and two WCs. There is pedestrian access through a ground floor office which leads into the warehouse. The unit also includes a first floor office which is carpeted throughout.

ACCOMMODATION

	Sq m	Sq ft
Ground floor	269.5	2,900
First floor office	22.14	239
Total	291.6	3,139

RENT

The rent for this unit is £29,750 per annum exclusive.

VAT

VAT will be charged on the rent.

BUSINESS RATES

Awaiting confirmation

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the common areas of the estate.

SERVICES

Mains electricity and water is believed to be available to the premises. No services have been tested and no warranties can be given or implied as to their connection status or capacities. Interested parties are encouraged to make their own enquiries of the relevant service providers.

LEGAL COSTS

Each party to bear their own costs in this transaction.

EPC

This unit has an EPC rating of B (27).

LEASE TERMS

On a new lease term to be agreed with the agent.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

Gavin Hynes or Hattie Gullan-Whur
Gavin.hynes@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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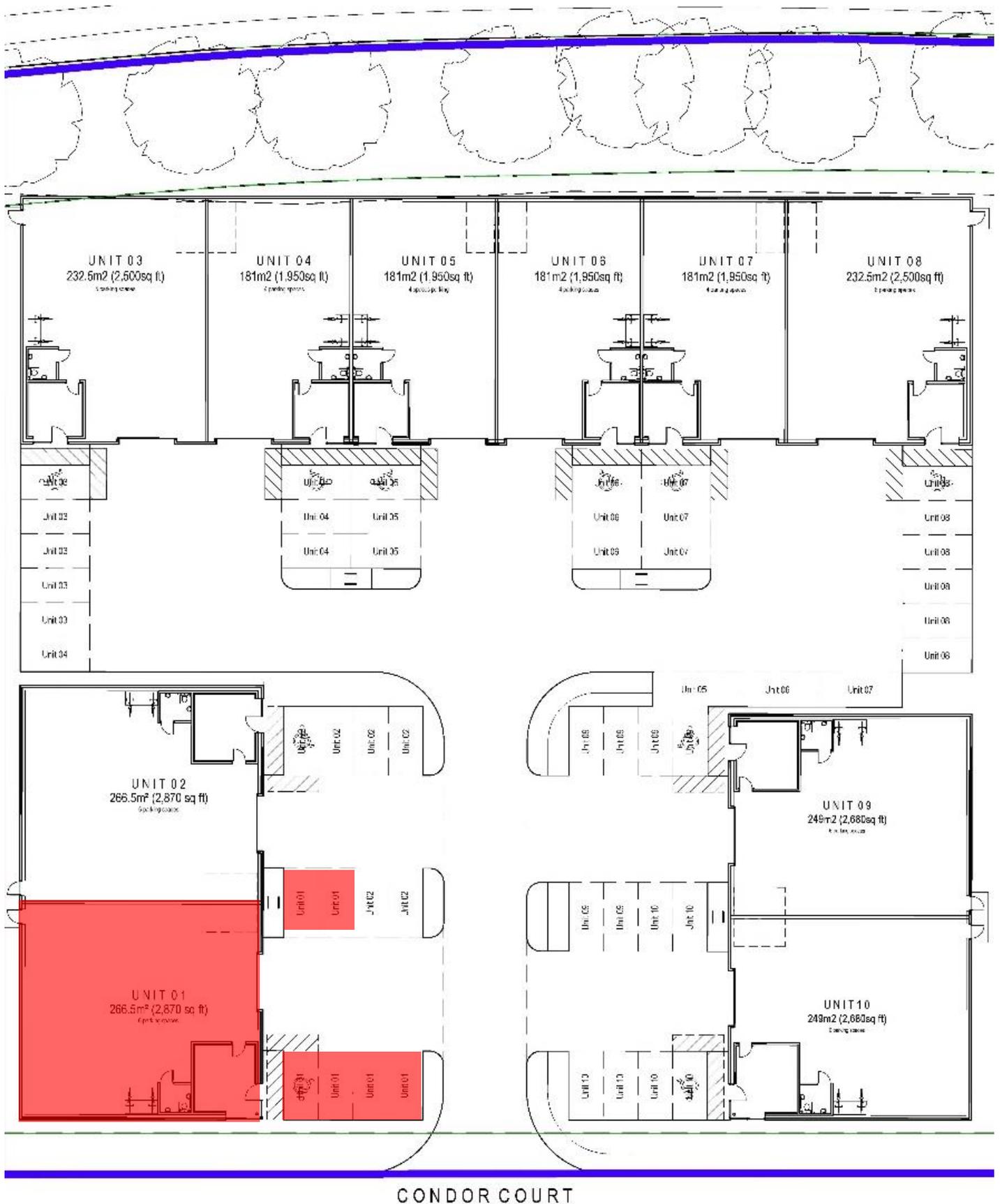
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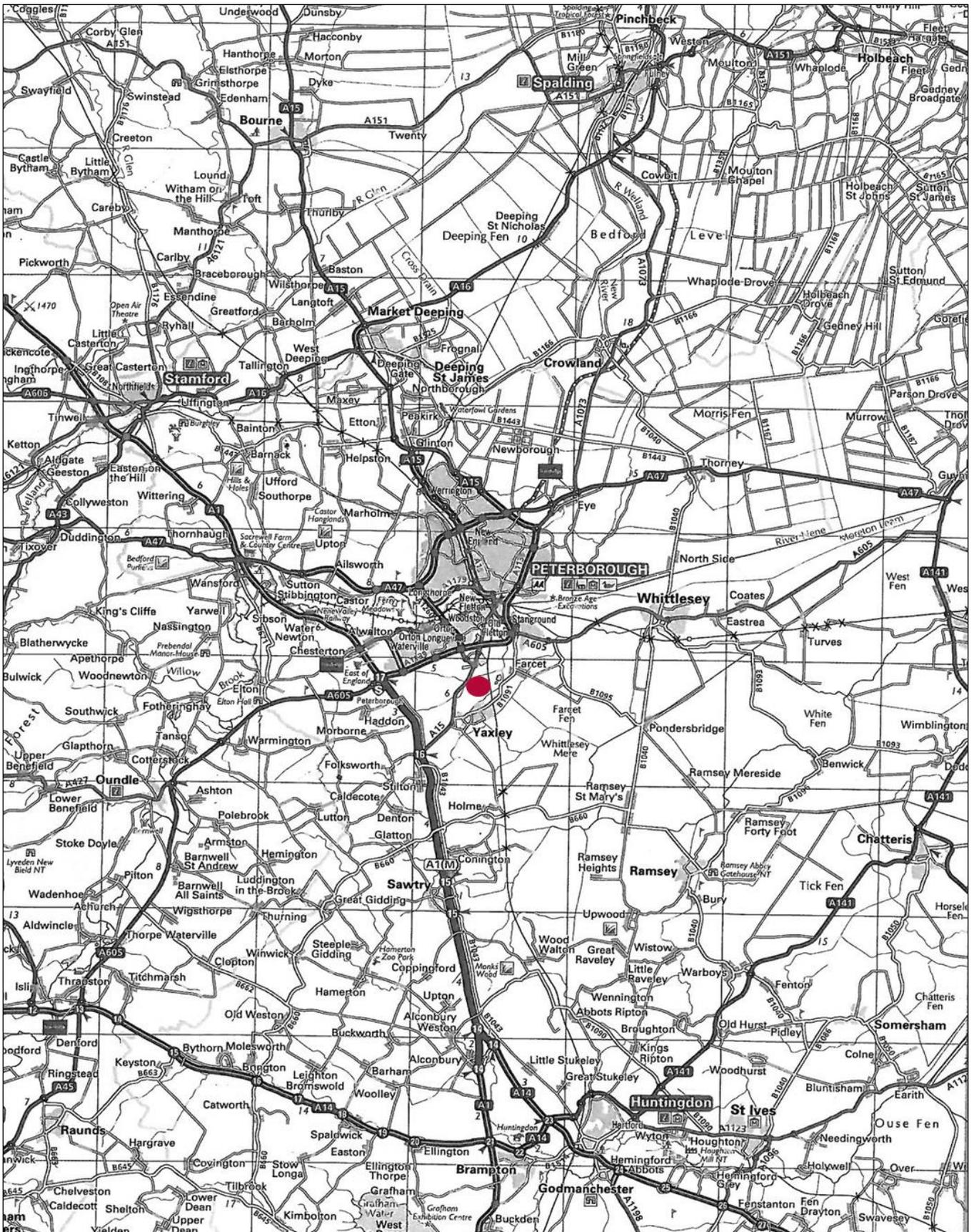
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