

01733 897722  
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**Eddisons**

Incorporating Barker Storey Matthews

**NEW INDUSTRIAL UNITS FOR SALE**



**TRENT WAY, ENTERPRISE PARK, BROADWAY, YAXLEY  
PETERBOROUGH PE7 3EH**

**Prices from £294,950 - £364,000**

**Size: 156 – 193 sq m  
(1,685 - 2,080 sq ft)**

- Brand New Industrial Units
- Available April 2024
- Units meet new insulation requirements, saving operating costs
- Reserved car parking

## 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

Enterprise Park is a new industrial/ warehouse development designed with structural landscaping to create a new industrial estate. 32 Units have already been completed at the Park and Trent Way & Eden Way are the latest phase. Units will be constructed as terraced units with the following specification:

- Steel portal frame construction with 6m eaves heights.
- Each unit has an office and toilet
- 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

Note: The graphics are for marketing purposes only and should not be relied upon.

## AVAILABILITY

Units	Size (sq.m)	Size (sq ft)	Price
2 Trent Way	157.5	1,690	SOLD
4 Trent Way	156.6	1,685	£294,950
6 Trent Way	156.5	1,685	£294,950
8 Trent Way	156.5	1,685	£294,950
10 Trent Way	156.5	1,685	£294,950
12 Trent Way	193	2,080	£364,000
1 Eden Way	115	1,235	Reserved
2 Eden Way	114	1,225	SOLD
3 Eden Way	114	1,225	SOLD
4 Eden Way	114	1,225	Reserved
5 Eden Way	175	1,884	£329,500

## SERVICES

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

## BUSINESS RATES

The units will be assessed on completion. Indicative figures are available from the agents

## VAT

VAT will be charged on the sales prices.

## 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 will be available on completion of the units. Indicative ratings available from the agents

## PLANNING

Full planning for Class E and B8 uses

## TENURE

Units are available for sale freehold.

## 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)  
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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## 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](mailto:gavin.hynes@eddisons.com)  
01733 897722

Or

**Savills**  
01733 344414

Ref: 801.116332  
230327



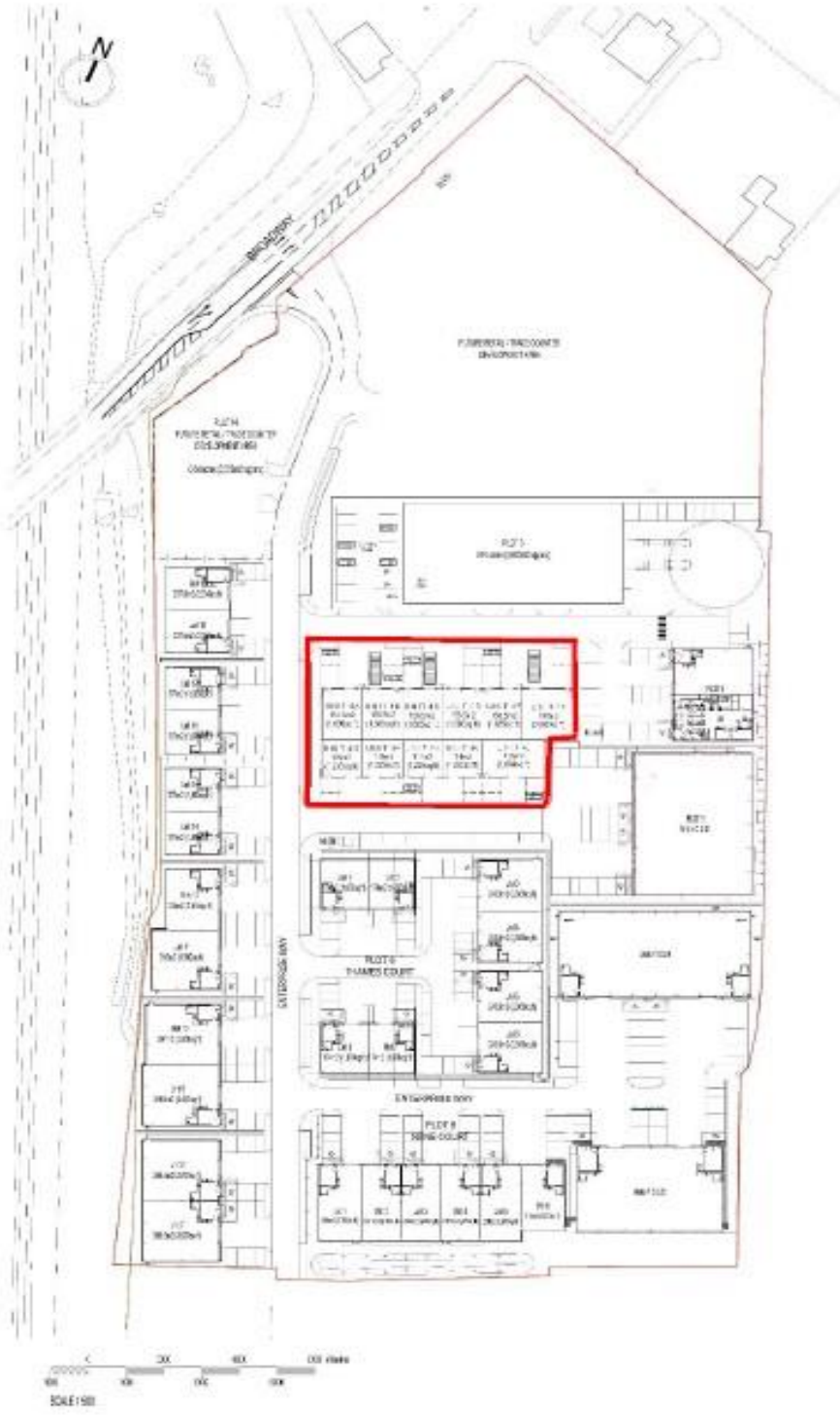
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The detailed description of the building, its location and the existing layout of the premises is shown on the plan. The purchaser shall verify the information contained in the plan of the building.

Room No.	Room Name	Area (sqm)
101	RECEPTION	15.00
102	OFFICE	12.00
103	CONFERENCE	18.00
104	OFFICE	10.00
105	OFFICE	10.00
106	OFFICE	10.00
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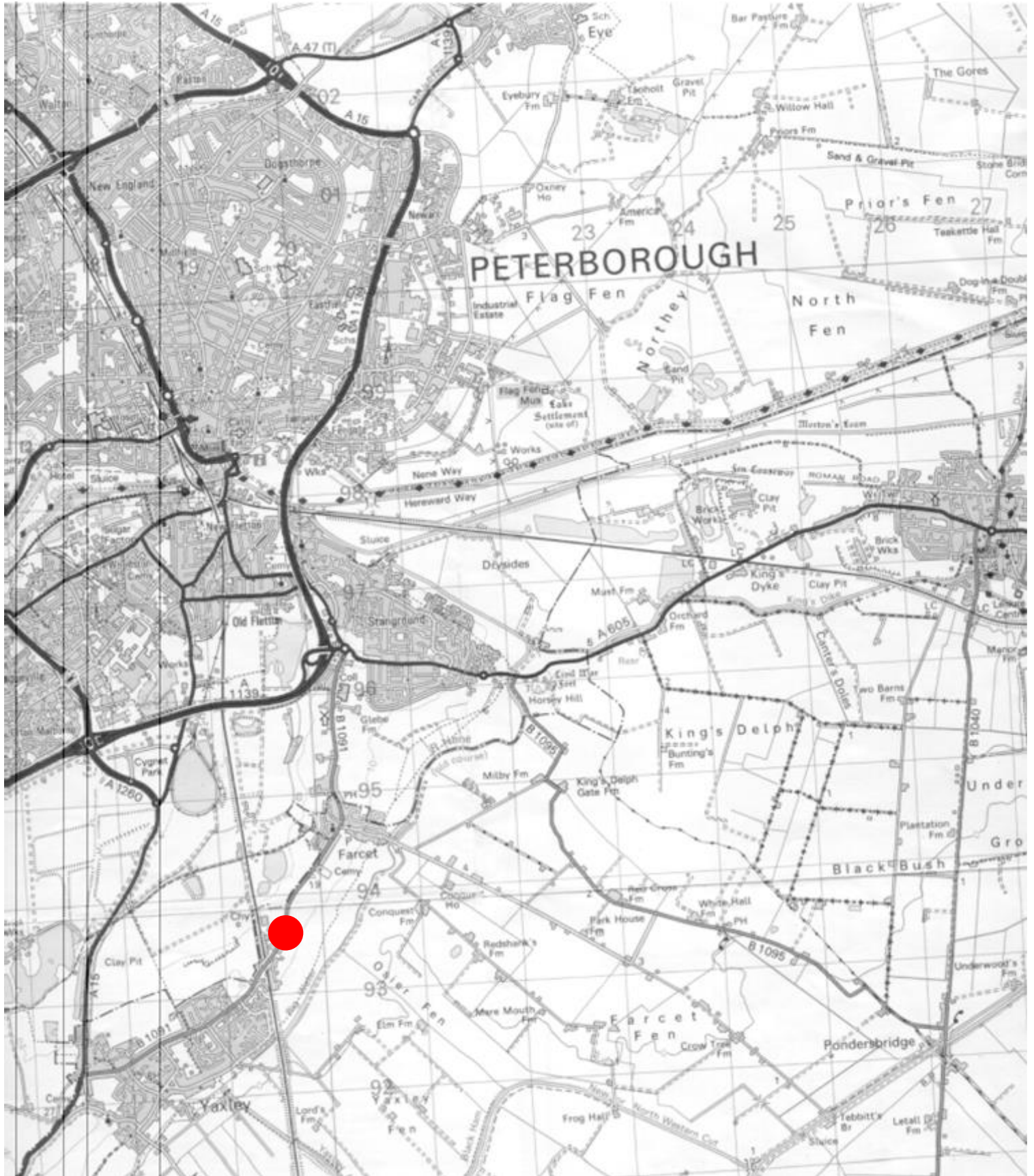


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