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eddisons.com

NEW INDUSTRIAL UNITS TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**2 & 3 EDEN WAY, ENTERPRISE PARK, BROADWAY,  
YAXLEY PE7 7BY**

**Rent from £14,400 pax**

- Brand New Industrial Units
- Eligible businesses may qualify for small business rates relief.
- EPC B rating saving operational costs
- Car parking

**Size: 113.81-227.61 sq m  
(1,225-2,450 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.

Enterprise Park is a new industrial/ warehouse development designed with structural landscaping to create a new industrial estate. 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

Eden Way was part of the latest phase which has just been completed. Both units consist of a steel portal frame construction with flat panel cladding and roof lights. Each unit will include an office and toilet with office heating, electric loading doors and LED lighting throughout. Both units have three allocated parking spaces.

## RENT AND ACCOMODATION

Unit	Sq ft	Sq m	Rent
Unit 2	1,225	113.81	<b>Under offer</b>
Unit 3	1,225	113.81	£14,400

## SERVICES

Mains electricity, drainage and water will be made available to the units. Interested parties are asked to make their own enquiries. No warranty can be given in respect of the condition of working order services, fixtures and fittings.

## BUSINESS RATES

The units are currently being assessed. Indicative figures are available from the agents.

## VAT

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.

## EPC

Unit 2 has an EPC rating of B (31)

Unit 3 has an EPC rating of B(34)

## LEASE TERMS

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

## VIEWING

Strictly by appointment with the joint sole agents:-

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

Gavin Hynes/ Hattie Gullan-Whur  
[gavin.hynes@eddisons.com](mailto:gavin.hynes@eddisons.com)  
[Hattie.gullan-whur@eddisons.com](mailto:Hattie.gullan-whur@eddisons.com)

01733 897722

Or

**Savills**  
01733 344414

240524



For more information, visit [eddisons.com](http://eddisons.com)  
T: 01733 897722

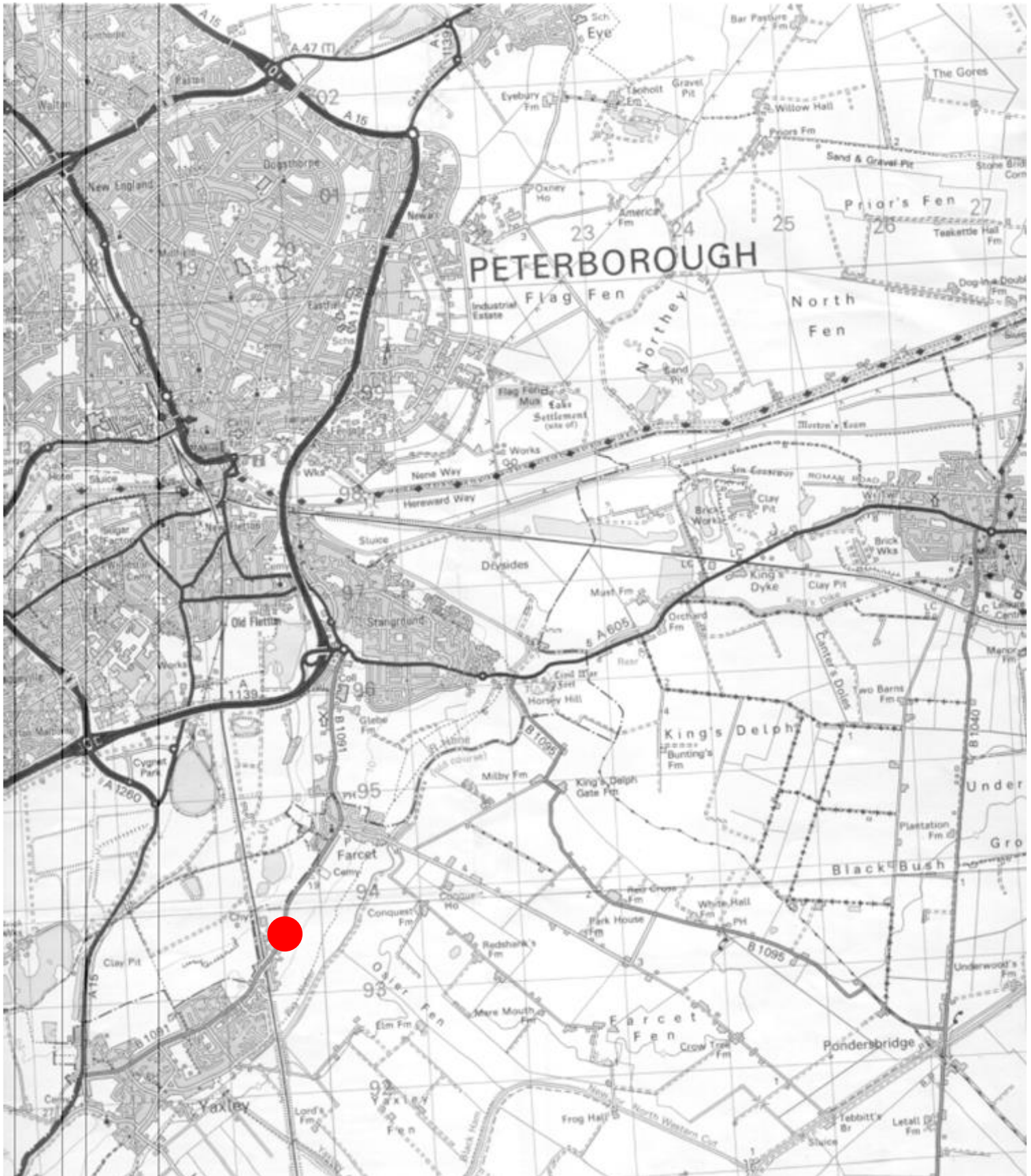
### Important Information

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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