

01733 897722

eddisons.com

INDUSTRIAL WAREHOUSE TO LET

Eddisons

Incorporating Barker Storey Matthews



**7/8 PEREGRINE COURT, EAGLE BUSINESS PARK, YAXLEY, PETERBOROUGH
PE7 3WG**

RENT: £50,000 per annum exclusive

7,900 sq ft (734 sq m)

- Available from 1st September 2024
- Office space to be designed to suit if required
- Short term let available
- Detached unit

LOCATION

Peregrine Court occupies a prominent position with an extensive frontage on the outskirts of Yaxley. This 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

The unit has the following specification:

- Steel portal frame construction
- Eaves height: 8.1m
- Front elevations clad in flat panel cladding
- Roof lights
- Electrically operated sectional overhead doors
- CCTV
- LED lighting throughout
- Fire alarm
- Fibre broadband is connected

ACCOMMODATION

Gross Internal Area 7,900 sq ft 734 sq m

LEASE TERMS/ RENT

A new lease available, terms by negotiation. Rent £50,000 per annum exclusive of VAT, service charge, insurance and all usual outgoings.

VAT

VAT will be charged on the rent.

BUSINESS RATES

The Rateable Value for this unit is £39,750. Rates are usually charged at 49.9 pence in the pound. We strongly advise you check the rates payable with Huntingdon District Council.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Further details available from the agents.

SERVICES

Mains electricity, water & drainage are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

LEGAL COSTS

Each party to bear their own costs in regards to this transaction.

EPC

An EPC has been commissioned and will be available to interested parties.

TIMING

Available from 1st September 2024.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

Stephen Hawkins or Hattie Gullan-Whur

Stephen.hawkins@eddisons.com

Hattie.gullan-whur@eddisons.com

01733 897722

801.113960
240607

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.

Eddisons

Incorporating **Barker Storey Matthews**

AREA SCHEDULE

Overall Site Area =	14,078m²	(3.48 acres approx)
Gross External Areas		
Unit 01 - 04 =	2,012m ²	(21,690sq ft approx)
Unit 05 & 06 =	832m ²	(8,955sq ft approx)
Unit 07 & 08 =	757.5m ²	(8,155sq ft approx)
Unit 09 - 15 =	1,588m ²	(17,100sq ft approx)
TOTAL GEA =	5,190m²	(55,910sq ft approx)
Nett Internal Areas		
Unit 01 - 04 =	1,962m ²	(21,100sq ft approx)
Unit 05 & 06 =	800m ²	(8,600sq ft approx)
Unit 07 & 08 =	734m ²	(7,900sq ft approx)
Unit 09 - 15 =	1,535m ²	(16,500sq ft approx)
TOTAL NIA =	5,031m²	(54,100sq ft approx)
Car Parking		
Total Number of Spaces =	105 spaces (1 space per 49.5m ² GEA) (B2 Parking Standards 1 spaces per 50m ²)	



This drawing is my best representation of the site. It is not a guarantee of accuracy. I accept no liability for any errors or omissions.

R00 - Issued for
 P01 - Preliminary
 revision - note
 client
 Beeson Wright
 project title
 Plot A & B Eagle
 drawing title
 Proposed Site Plan
 drawing status
 Planning
 scale
 1:200 @ A1
 project number
 2413

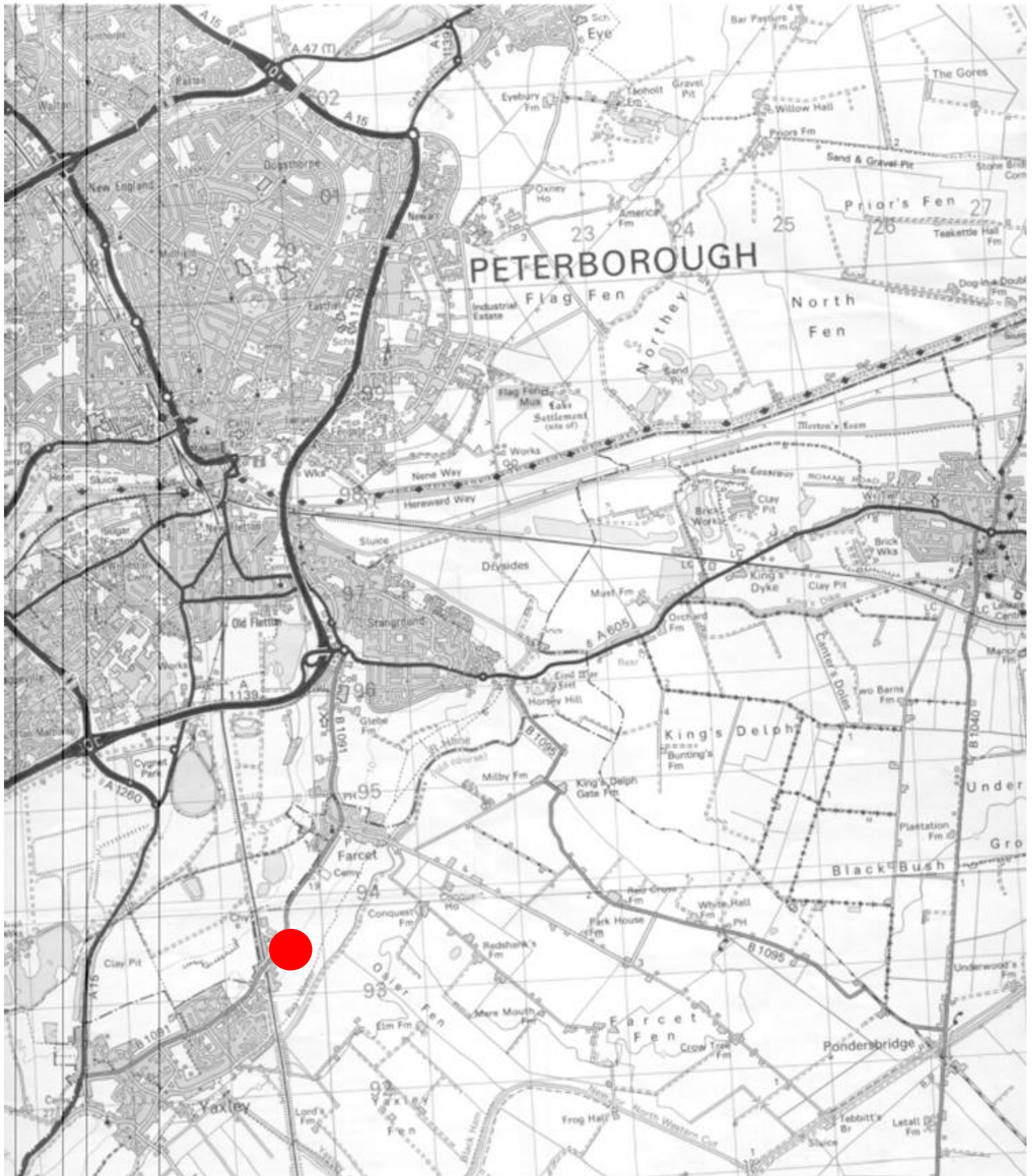


For more information, visit eddisons.com
 T: 01733 897722

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.

Eddisons
 Incorporating Barker Storey Matthews



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.

Eddisons

Incorporating Barker Storey Matthews