

01733 897722

eddisons.com

SHOWROOM/ WAREHOUSE UNITS  
FOR SALE – TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**UNITS 20-22, ENTERPRISE WAY, ENTERPRISE PARK, YAXLEY, PETERBOROUGH  
PE7 3WY**

**TO LET FROM £23,000 pax**

**FOR SALE FROM £378,500**

**213- 732 sq m**

**(2,292-7,874 sq ft)**

- Brand new industrial units
- High specification
- Prominent location at entrance to the estate
- Excellent 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 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 area 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. 32 units have already been completed with a further 12 due for completion shortly. Unit sizes have ranged from 1,200 sq.ft up to 18,000 sq.ft. Units 20-22 Enterprise Way will be the latest phase.

The units will have the following specification:

- Steel portal frame construction with 6m eaves heights
- Each unit has an office, toilet and first floor windows
- LED lighting throughout
- Electric loading doors
- Car parking
- Fibre connection

The units are available to let or for sale freehold.

## ACCOMMODATION AND PRICES

Unit No.	sq m	sq ft	Rent (pax)	Sale
Unit 20	213.0	2,292	£23,000	£378,500
Unit 21	218.4	2,351	£26,000	£400,000
Unit 22	300.0	3,231	£35,750	£549,500

## VAT

We believe VAT will be charged on the rents/ freehold prices.

19022024

## BUSINESS RATES

The business rates will be assessed once completed.

## SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the communal areas of the estate. More information available from the agents.

## SERVICES

We believe mains electricity and water will be available to the property.

## LEGAL COSTS

Each party to bear their own costs.

## EPC

An EPC will be commissioned once the development has been completed.

## PLANNING

Planning for B2 and B8 uses.

## TIMING

Will be available for early 2025.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
incorporating **Barker Storey Matthews**

Gavin Hynes  
Gavin.hynes@eddisons.com  
01733 897722

Or

Savills  
01733 344414

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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## Current units in Enterprise Park



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## Trade Counter & Design & Build Opportunities

Units 20-22



- Sold or Let
- Reserved
- Available For Sale / To Let
- Available to Let

P10	plot 3 updated	17.04.2022
P10	reflex updated	03.04.2022
P10	external works updated	24.11.2021
P10	drain schedule updated	18.08.2022
P10	drain schedule updated	04.08.2022
P10	plots 6 and 7 updated	04.07.2022
P10	reflex updated	23.06.2022
P10	plots 4 and 7 amended	13.06.2022
P10	plots 10 and 20 amended	06.06.2022
P10	plots 2,3,4,5 amended	16.05.2022
P10	plots 4 & 5 amended	16.05.2022
P10	plot 5 reconfigured	10.05.2022
P10	phase 02 plot area amended	10.05.2022
P10	unit area updated and plots 1,6 amended	14.04.2022
P10	Finalised Issue	31.03.2022
revisions	date	date

client  
Broadway Developments Yaxley Ltd

project title  
Enterprise Business Park Yaxley

drawing title  
Site Masterplan

drawing status  
Feasibility

scale	date	
1:500 @ A1	March 2022	
project number	drawing number	revision
2585	AL0251	P10

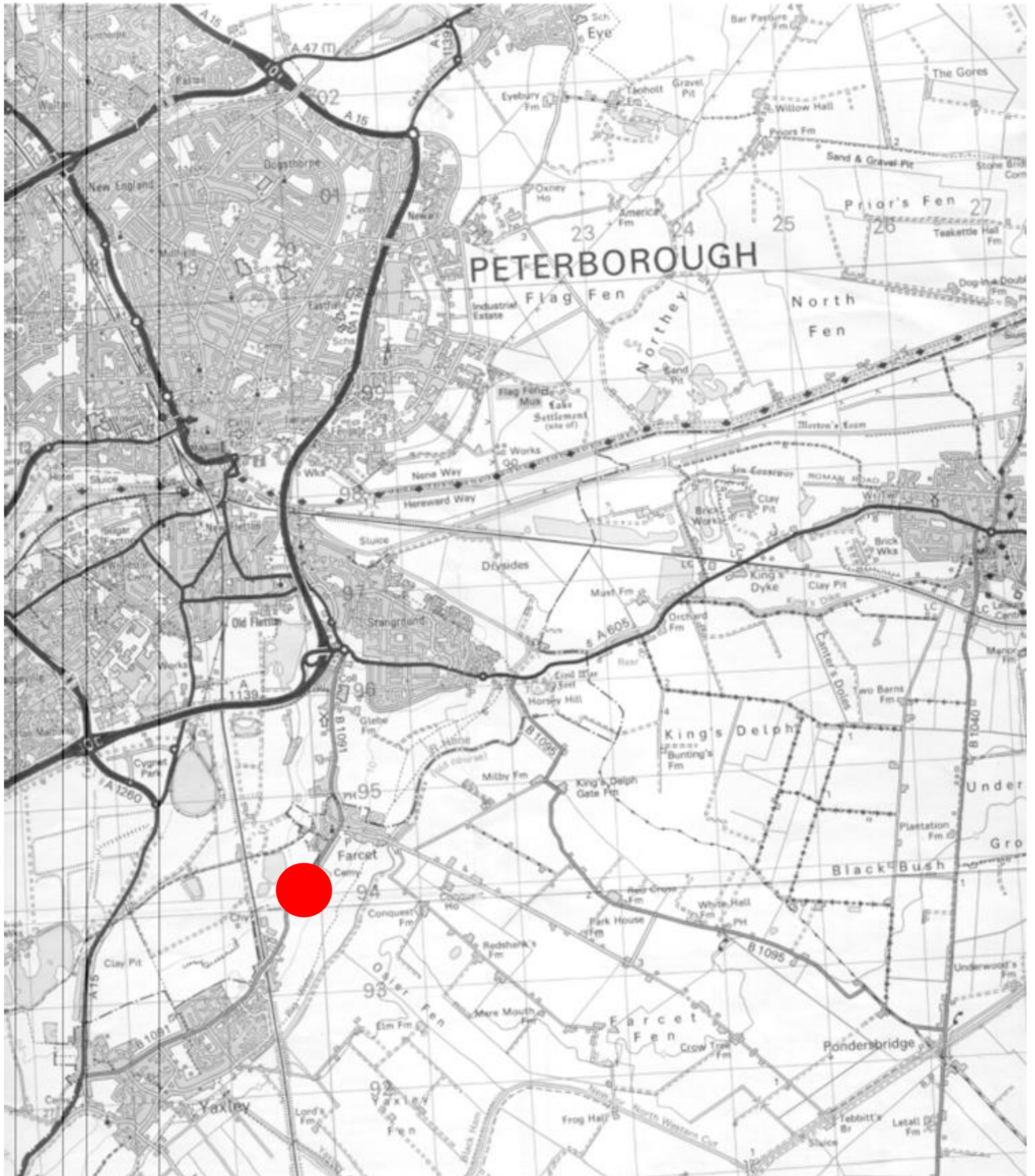


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