

Richardson

Commercial Property Specialists

Unit 4 Prosper Court Harrier Way, Eagle
Business Park

Yaxley, Peterborough, PE73ZB

TO LET

£9,000 Per Annum



- Established Estate
- Office and W.C Facilities
- EPC - 54 - C
- To Let
- GIA: 60.4sq m (649.9sq ft)
- Mezzanine: 24.96Sq M (268.64Sq Ft)
- Barrired Access

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

LOCATION

The property is located in the Eagle Park development in Peterborough, a popular mixed-use area to the south of the city. Eagle Park is located along Broadway which gives easy access to the national motorway network, being a 3-mile drive from the A1 (M), accessed via Norman Cross. The property is adjacent to Enterprise Business Park, another modern mixed-use estate. The City Centre is approximately 4 miles to the North where direct trains can reach London in approximately 45 minutes. Prosper Court comprises of 12 No. similar sized industrial units enclosed within a secure court behind an arm barrier.

DESCRIPTION

The property comprises a mid-terrace, commercial premises of Steel portal frame construction with an electrically operated vehicle loading door with a height to eaves of approximately 4 meters to the rear with the height beneath the mezzanine being 2.5 meters approx. Prosper Court comprises of 12 No. similar sized industrial units enclosed within a secure court accessed through an arm barrier. The warehouse has 3 large roof lights running the width of the unit, providing plenty of natural light throughout. Each unit has allocated parking to the front.

Internally the unit comprises a small office space to the front elevation and W.C facilities to the rear. An open area on the ground floor and a mezzanine to part providing extra storage space. The unit has three phase electricity, fibre optic broadband and LED lighting throughout.

ACCOMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a gross internal floor area basis.

GIA: 60.4Sq M (649.9Sq Ft)

Mezzanine: 24.96Sq M (268.64Sq Ft)

SERVICES

We understand that mains electricity, water and drainage are connected. None of the plant and equipment has been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable value: £6,400

Interested parties should however rely on their own enquiries as to the amount of rates payable.

EPC

54 - C

TERMS

The unit is available on a new full repairing and insuring lease for a term of years to be negotiated.

LEGAL COSTS

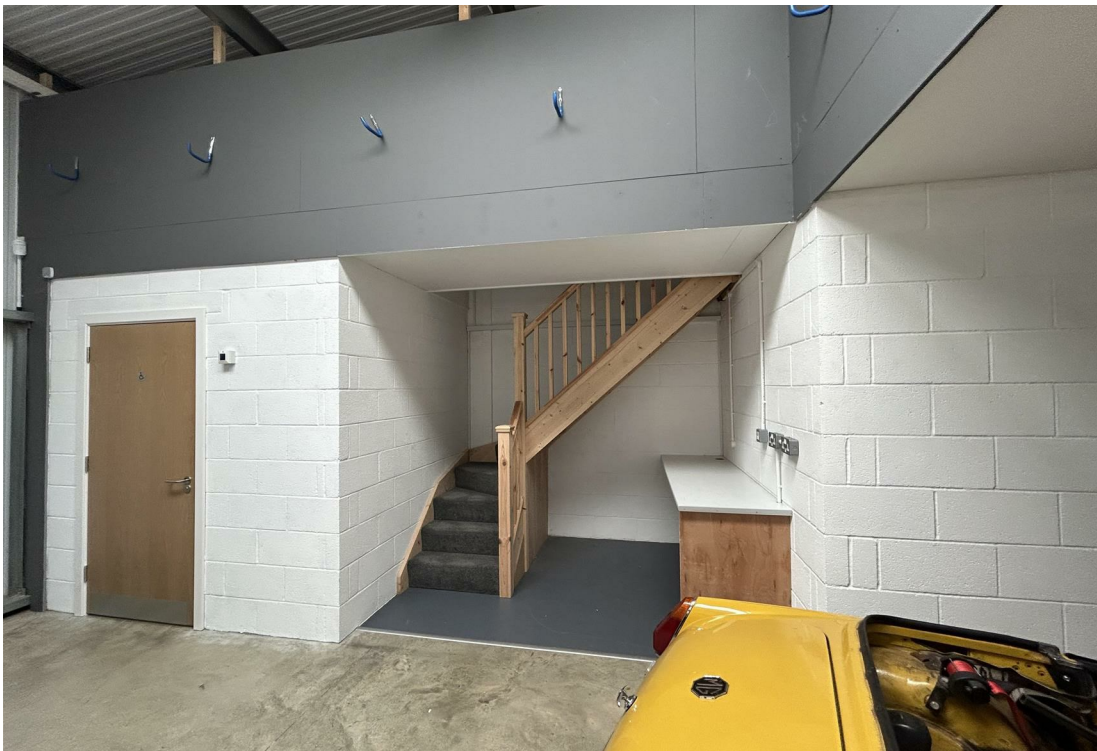
Each party to bear their own legal costs incurred in the transaction.

VIEWING

For an appointment to view or further information please contact -

Andrew Leech t:01780 758007 e:aleech@richardsonsurveyors.co.uk

Katie Mulhern t:01780 758005 e: kmulhern@richardsonsurveyors.co.uk







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MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale