

**LIGHT INDUSTRIAL/ TRADE COUNTER**

**TO LET**



**21 Witham Court, Enterprise Park, Yaxley  
PE7 7DL**



**BTG  
Eddisons**

# UNIT 21 WITHAM COURT

ENTERPRISE PARK, YAXLEY PE7 7DL



Agreement

To Let



Detail

Industrial



Price

£14,750 pax



Size

109.7 sq m (1,180 sq ft)



Location

Yaxley, PE7 7DL



Property ID

801.116332

**For Viewing & All Other Enquiries Please Contact:**



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## Property

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A prominent end of terrace unit of steel portal frame construction. The unit benefits from an office with lots of natural light, toilet and electric roller shutter door. LED lighting is provided throughout as well as fibre connection into the unit. Two car parking spaces are allocated to the unit.

## Accommodation

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Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area		
Width	12.17 m	
Depth	9.01 m	
Total GIA	109.7 m <sup>2</sup>	1,180 ft <sup>2</sup>

## Energy Performance Certificate

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Rating: B (47)

## Services

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We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

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We understand that the property has consent for Classes E, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

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The units will be assessed once completed.

## Timescale

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Available immediately

## Tenure

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The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

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**£14,750 per annum exclusive**

## Service Charge

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A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

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Prospective tenants will be required to provide confirmation of their identity and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## 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 system around Peterborough which is approximately 2 miles to the North East.

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.





