

WAREHOUSE UNIT

TO LET



**20 Enterprise Way,
Enterprise Park, Yaxley PE7 3WY**
801.1231237



20 ENTERPRISE WAY

ENTERPRISE PARK, YAXLEY PE7 3WY



Agreement

To Let



Detail

Industrial



Rent

£23,000 pax



Size

213.0 sq m (2,292 sq ft)



Location

Yaxley, PE7 3WY



Property ID

801.1231237

For Viewing & All Other Enquiries Please Contact:



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Or Savills

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Property

Enterprise Park is a new industrial/ warehouse development with a total of 46 industrial units. The unit is situated in a prominent location at the front of the estate

A self-contained unit of steel portal frame construction. The unit benefits from an office and WC, with a electric roller shutter door and LED lighting throughout. Fibre connection is available to the property. The unit has allocated parking to the front of the unit.

Accommodation

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

	m ²	ft ²
Total GIA	2130	2,292

Energy Performance Certificate

B(36)

Services

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

We understand that the property has consent for Classes 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

Business Rates are yet to be assessed.

Tenure

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

Rent

£23,000 per annum exclusive

Service Charge

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

VAT

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

Legal Costs

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

Anti-Money Laundering

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 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.





