

OPEN STORAGE TO LET

Plot 5, Broadway Business Park, Yaxley

Peterborough, PE7 3EN



Key Highlights

- Fully fenced secure hard standing plot
- Flood lighting
- Access from the main estate road
- Type 1 aggregate surface
- Approximately 3 miles from J16 of A1(M) Normans Cross
- 16,843 sq ft (0.38 acres)
- Manned overnight security (12 hours per day)

Stuart House
St John's Street
Peterborough, PE1 5DD

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DESCRIPTION

Plot 5 comprises level Type 1 surfaced plot which is fully fenced and floodlit. The plot has good access to the Broadway Business Park estate road. There are currently no utilities on site but these can be made available.

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Outdoor	16,553	1,538
TOTAL	16,553	1,538

LOCATION

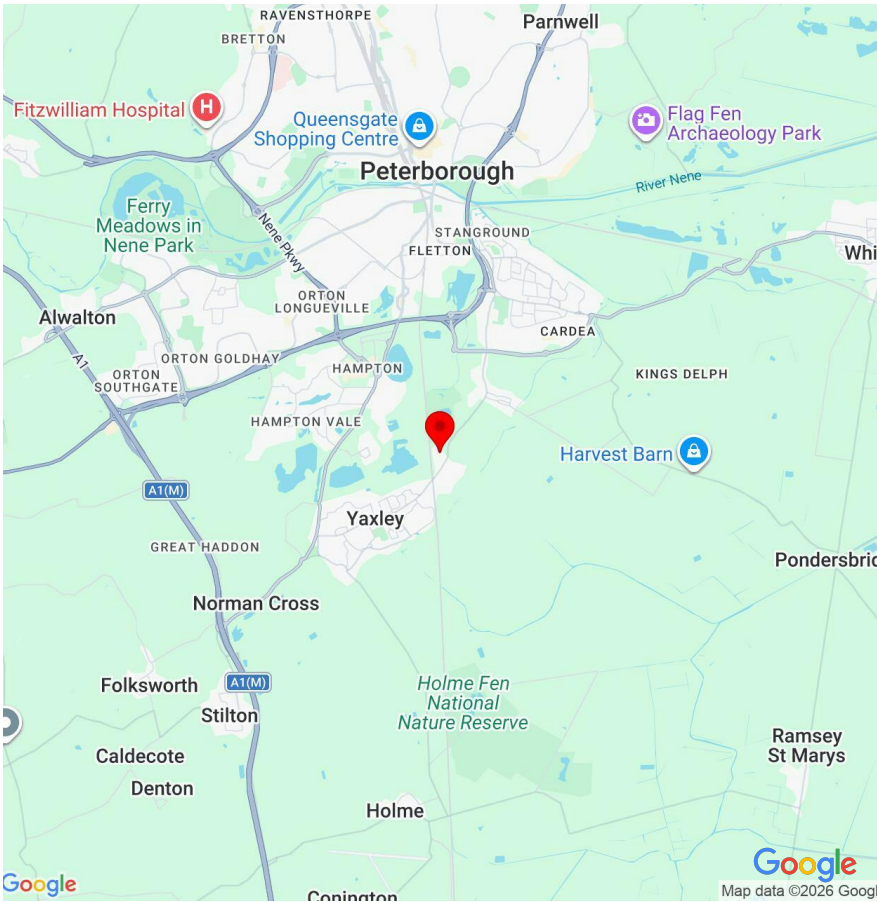
Yaxley is a village approximately 4 miles to the south of Peterborough and adjacent to the A1(M) J16 (Normans Cross) and 3 miles from J17 (Peterborough) and provides excellent access to A47, A605, A15 and A14.

Broadway Business Park is approximately 3 miles from J16 of the A1(M) Normans Cross. Nearby occupiers include: AO, Midlands Truck & Van, and self-storage operators.

There are amenities in Yaxley including convenience stores, restaurants, take-aways etc.

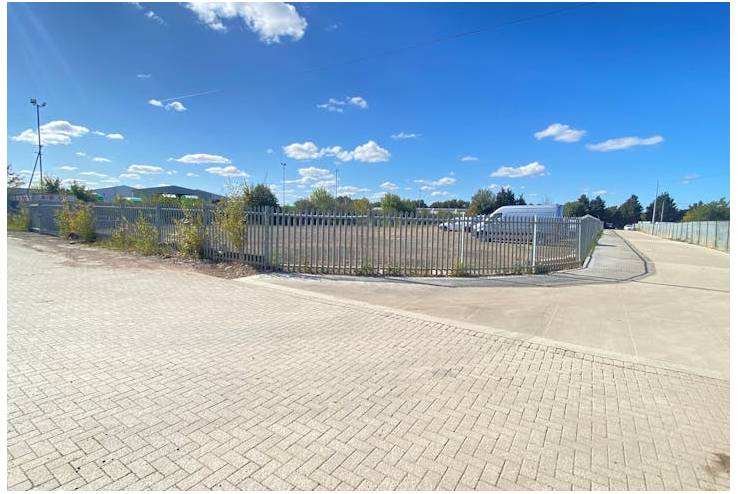
SPECIFICATIONS

- Type 1 aggregate surface
- Secure site
- Floodlighting
- Good access to estate road
- Utilities can be installed if required
- Manned security overnight (12 hours)



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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

The property is available to let on terms to be agreed - quoting rent is £1.75 per sq ft.

BUSINESS RATES

Plots 5-6 currently have a combined Rateable Value of £25,000 which will need to be split in due course.

SERVICE CHARGE

A service charge will be payable towards the maintenance of the site - approx £0.27 pa per sq ft.

EPC

Not applicable.

CONTACTS

For further information please contact:

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- Key**
- Site Boundary
 - Landlord Area
 - Vacant
 - Unit 2 and Unit 5
BSW
 - Unit 3 and 4 / ICTV Parking / Plot 10/11
Midlands Truck and Van Limited
 - Plot 5, 6 and 10
Expert Logistics
 - Plot 4, Plot 13 and 14
Inbox Self Storage Limited
 - Unit 9
Merit Skills
 - Unit 8a
Libra Concrete
 - Unit 6, Plot 1 and 2
NSL
 - Plot 3
Peterborough Scaffolding Limited

D	21/08/2025	Updated Lease Boundaries
B	09/01/2025	Updated Areas and Plot 10 and 11 adjusted
A	12/11/2024	Unit 2 and 5, Plot 3 and 4 adjusted
Rev	Date	Description



Linden Square | 146 Kings Road | Bury St Edmunds | IP33 3DJ

Project Name:
BROADWAY BUSINESS PARK

Project Location:
BROADWAY BUSINESS PARK, YAXLEY

Drawing Title:
LEASE PLAN

Drawn By:	Checked By:	Scale:	@
JK	AW	1:1000	A3
Date Created:	Drawing Number:	Rev:	
10.05.2024	0108_001	D	

