

# NENE COURT

Enterprise Park, Broadway, Yaxley, Peterborough, PE7 3TJ



## Key Highlights

- 2,475 sq ft
- Prominent location fronting Broadway and adjacent to Eagle Business Park
- Terraced warehouses available for sale or to let
- Suitable for a range of uses - subject to planning
- High quality new builds ready for occupation
- Units selling fast

## 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 road system around Peterborough which is approx 2 miles to the north-east. The site is serviced by a main bus route and is adjacent to 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

The estate is designed with structural landscaping to create trade counter/showroom/leisure/retail units towards the front of the site and industrial/warehouse opportunities to the rear. Please see the latest master plan attached.

## Accommodation

Name	sq ft	sq m	Rent	Price
Unit - 3 Nene Court	2,410	223.90	£24,250 /annum	£374,000
Unit - 4 Nene Court	2,475	229.94	£24,750 /annum	£384,000
Unit - 5 Nene Court	2,475	229.94	£24,750 /annum	£384,000

## Service Charge

A service charge will be payable towards the upkeep of common areas.

## Developer

The development is by Broadway Developments Yaxley Limited. Barnack Estates UK Limited will be the main contractor. Barnack have a strong reputation locally and have developed over 300 industrial/office/showroom units in Cambridgeshire over the last 15 years.

## Services

Mains electricity and water will be made available. Services will depend on the final specification agreed.

## Terms

## Contact

**Edward Gee BSc (Hons) MRICS**

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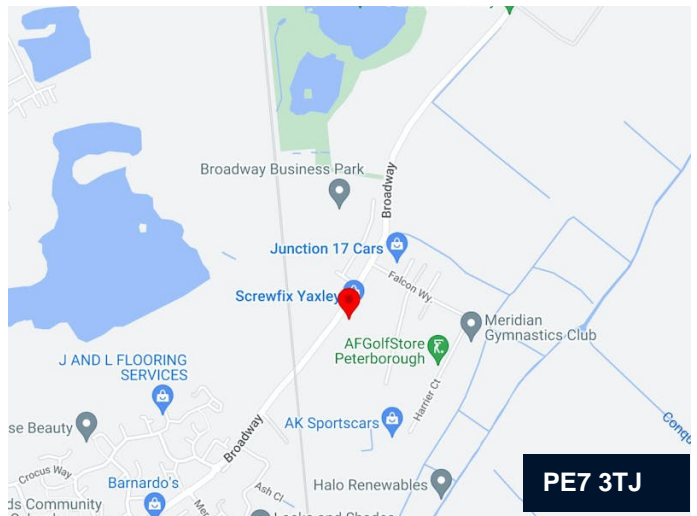
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## IMPORTANT NOTICE

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**savills**

# Energy performance certificate (EPC)

2 Nene Court Enterprise Way Enterprise Park Yaxley Peterborough PE7 3TJ	Energy rating <h1>B</h1>	Valid until: <b>6 December 2032</b> <hr/> Certificate number: <b>4456-6818-8340-8012-0013</b>
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Property type Storage or Distribution

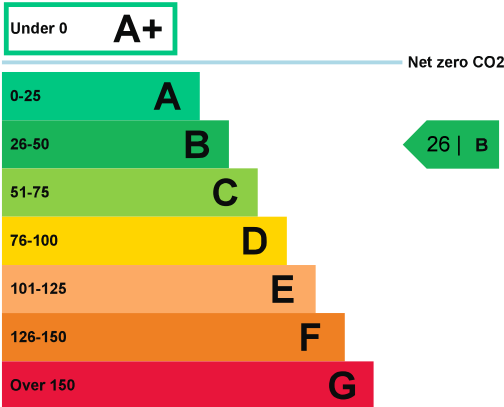
Total floor area 222 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is B.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built 10 | A

If typical of the existing stock 40 | B

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

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Building environment

Air Conditioning

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Assessment level

4

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Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

2.9

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Primary energy use (kWh/m<sup>2</sup> per year)

31

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0615-2703-4687-8521-1642\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Willian Simpson
Telephone	01522797344
Email	<a href="mailto:william@barlingskwa.co.uk">william@barlingskwa.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/014130
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 February 2022
Date of certificate	7 December 2022

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# Energy performance certificate (EPC)

3 Nene Court Enterprise Way Enterprise Park Yaxley Peterborough PE7 3TJ	Energy rating	Valid until:	6 December 2032
	<b>B</b>	Certificate number:	6484-1725-0775-7787-1616

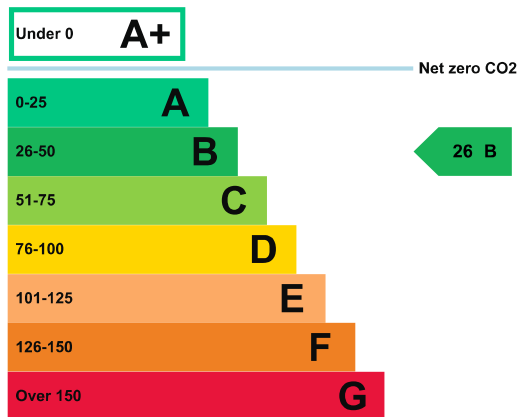
Property type	Storage or Distribution
Total floor area	222 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

10 A

If typical of the existing stock

40 B

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	2.89
Primary energy use (kWh/m <sup>2</sup> per year)	31

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6168-1039-2203-9838-6646\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Willian Simpson
Telephone	01522797344
Email	<a href="mailto:william@barlingskwa.co.uk">william@barlingskwa.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/014130
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 February 2022
Date of certificate	7 December 2022

# Energy performance certificate (EPC)

4 Nene Court Enterprise Way Enterprise Park Yaxley Peterborough PE7 3TJ	Energy rating	Valid until: <b>6 December 2032</b>
	<b>B</b>	Certificate number: <b>1744-7347-3369-4226-7795</b>

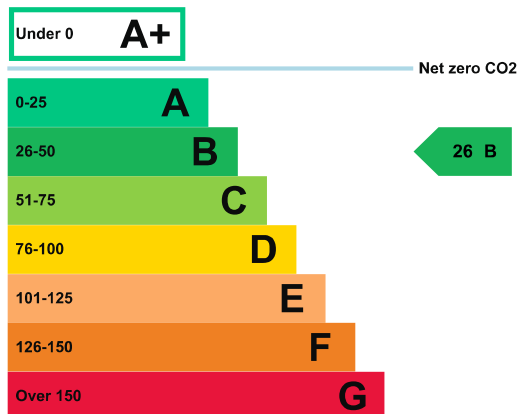
Property type	Storage or Distribution
Total floor area	226 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**10 A**

If typical of the existing stock

**40 B**



## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	2.86
Primary energy use (kWh/m <sup>2</sup> per year)	31

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3653-2880-8086-1689-1657\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	William Simpson
Telephone	01522797344
Email	<a href="mailto:william@barlingskwa.co.uk">william@barlingskwa.co.uk</a>

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Employer	
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Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 February 2022
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# Energy performance certificate (EPC)

5 Nene Court Enterprise Way Enterprise Park Yaxley Peterborough PE7 3TJ	Energy rating	Valid until:	6 December 2032
	<b>B</b>	Certificate number:	9876-2971-8804-0660-1677

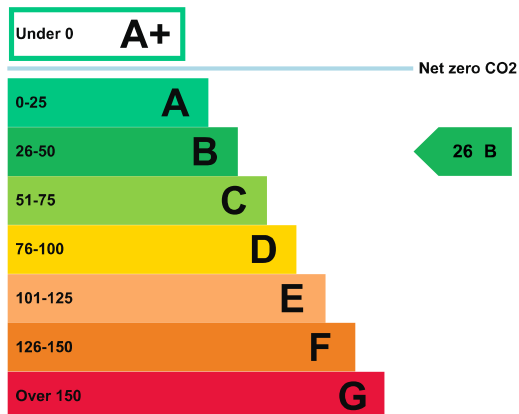
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## How this property compares to others

Properties similar to this one could have ratings:

If newly built	10 A
If typical of the existing stock	40 B

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	2.86
Primary energy use (kWh/m <sup>2</sup> per year)	31

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8216-8721-3631-4825-1527\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Willian Simpson
Telephone	01522797344
Email	<a href="mailto:william@barlingskwa.co.uk">william@barlingskwa.co.uk</a>

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