

TO LET / FOR SALE - INDUSTRIAL / INDUSTRIAL / STORAGE / INDUSTRIAL /
WAREHOUSE

UNITS 20-21 ENTERPRISE WAY

Enterprise Park, Yaxley, Peterborough, PE7 3WY



Key Highlights

- 2,292 to 4,643 sq ft
- Brand new industrial units
- Prominently location at entrance to the Estate
- Planning for B2 and B8 uses
- Freehold & leasehold options
- Suitable for light industrial, warehousing, trade counter/showrooms, leisure & retail
- High specification

SAVILLS Peterborough
Stuart House
Peterborough PE1 5DD

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[savills.co.uk](https://www.savills.co.uk)



Description

Enterprise Park is a new industrial/warehouse development with 32 units already completed with a further 12 units due for completion shortly. Units 20-22 Enterprise Way are the latest phase.

Each unit will be of steel portal frame construction with 6m eaves, electric loading doors, LED lighting throughout, fibre connection and an office, WC and first floor windows. Car parking immediately adjacent to the units.

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.

Viewings

Strictly by appointment with joint agents Savills and Eddisons.

Terms

Units are available for sale freehold and to let on terms to be agreed. VAT will be payable on both prices and rent. A service charge will be payable for the upkeep and maintenance of the communal areas of the estate.

Services

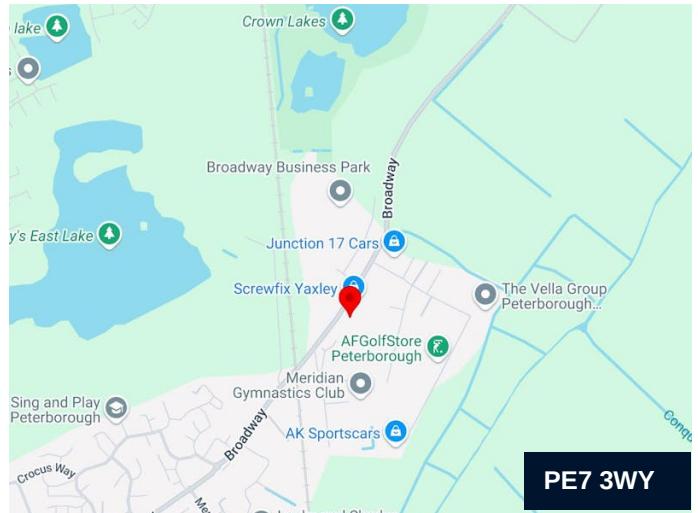
Mains electricity and water will be made available. Services will depend on the final specification agreed.

EPC

EPC's will be commissioned upon practical completion.

Business Rates

The units will be assessed upon completion.



Contact

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Energy performance certificate (EPC)

20 Enterprise Way Enterprise Park Yaxley Peterborough PE7 3WY	Energy rating B	Valid until:	10 November 2034
		Certificate number:	5280-3566-0952-4934-2539

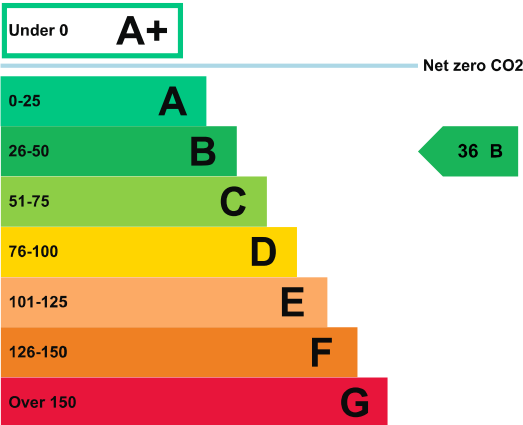
Property type	Storage or Distribution
Total floor area	202 square metres

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	15 A
If typical of the existing stock	59 C

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO2/m2 per year)	4.38
Primary energy use (kWh/m2 per year)	47

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7630-4893-9232-9499-9277\)](#).

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	william@barlingskwa.co.uk

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	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	
Employer address	
Assessor’s declaration	The assessor is not related to the owner of the property.
Date of assessment	19 July 2024
Date of certificate	11 November 2024

Energy performance certificate (EPC)

21 Enterprise Way Enterprise Park Yaxley Peterborough PE7 3WY	Energy rating B	Valid until: 10 November 2034
		Certificate number: 0786-0254-0256-6048-2921

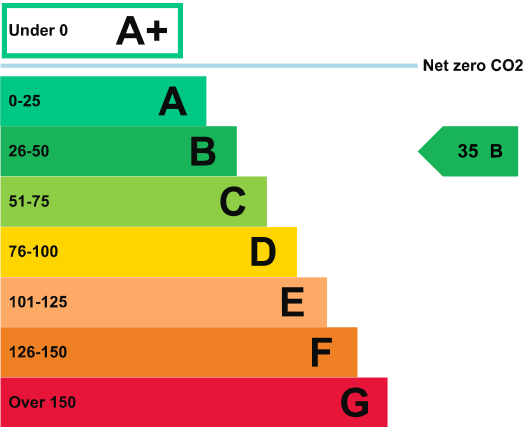
Property type	Storage or Distribution
Total floor area	210 square metres

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	15 A
If typical of the existing stock	59 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	4.26
Primary energy use (kWh/m ² per year)	45

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1052-3104-8730-7211-8921\)](#).

Who to contact about this certificate

Contacting the assessor

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Assessor's name	Willian Simpson
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