

INDUSTRIAL

For Sale



12 Enterprise Way, Yaxley  
PE7 3WY



# 12 Enterprise Way

Yaxley PE7 3WY



## Agreement

For Sale



## Detail

Industrial



## Price

£437,500



## Size

245.73 sq m (2,645 sq ft)



## Location

Yaxley PE7 3WY



## Property ID

801.1237483

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



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## Property

A semi-detached unit on Enterprise Way comprises a steel portal frame construction. The unit benefits from a electric roller shutter door and LED lighting throughout. Fibre connection is available to the property. The unit has 8 allocated car parking to the front of the unit.

The unit does NOT include an office or WC which allows for the purchaser to create their own bespoke layout.

## Accommodation

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	17.33 m	
Depth	14.25 m	
Total GIA	245.73 m <sup>2</sup>	2,645 ft <sup>2</sup>

## Energy Performance Certificate

Rating: B (26)

## 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 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

The property has not yet be assessed.

## Tenure

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

## Price

£437,500

## 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

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

## 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.



