

**INDUSTRIAL / WAREHOUSE**

**TO LET**



**10 Trent Way, Enterprise Park**

**Yaxley, Peterborough PE7 7AT**

801.1220908

**Eddisons**

# 10 TRENT WAY

ENTERPRISE PARK, YAXLEY PE7 7AT



Agreement

To Let



Detail

Industrial / Warehouse



Rent/Price

£16,850 pax



Size

156.5 sq m  
(1,685 sq ft)



Location

Peterborough, PE7 7BY



Property ID

801.1220908

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



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## Property

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Trent Way is part of the latest phase at Enterprise Park which was completed in September 2024. Unit 10 consists of a steel portal frame construction with flat panel Tata Steel Trimapanel and Triomet 333 cladding and roof lights.

The unit has an office and toilet with office heating, electric loading doors, and LED lighting throughout. The unit has an eaves height of 6m. Four car parking spaces are allocated to the unit.

## Accommodation

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

Area	m <sup>2</sup>	ft <sup>2</sup>
Unit 8	165.5	1,685
Unit 10	165.5	1,685
Total GIA	313.0	3,370

## Energy Performance Certificate

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Unit 10: B (38)

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Services

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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

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We understand that the property has consent for B2, B8 and E 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

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**Business Rates are yet to be assessed.**

## Tenure

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

## Rent

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**£16,850 per annum exclusive**

## Service Charge

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

## VAT

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

## Legal Costs

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

## Anti-Money Laundering

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Prospective tenant 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.

Enterprise Park is a new 170,000 sq.ft industrial/warehouse development. 41 units have already been completed with a further phase currently under construction. 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 system around Peterborough which is approximately 2 miles to the northeast.

The site 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.





