

Light Industrial/ Warehouse

To Let



5 Prosper Court, Eagle Business Park, Yaxley
PE7 3ZB
801.160244



5 Prosper Court

Eagle Business Park, Yaxley PE7 3ZB



Agreement

To Let



Detail

Industrial



Rent

£9,750 pax



Size

74.26 sq m (799 sq ft)



Location

Yaxley, PE7 3ZB



Property ID

801.160244

For Viewing & All Other Enquiries Please Contact:



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Oliver Leaf

Graduate Surveyor

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Property

A modern mid-terrace unit situated off Harrier Way. The unit is of steel portal frame construction with a mono-pitched roof. The unit benefits from a small office, WC, three phase power, full height loading door, separate pedestrian entrance, and LED lighting as well as rooflights in the warehouse. Externally there is allocated parking for 3 vehicles.

No motor trade will be permitted.

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	8.42 m	
Depth	8.82 m	
Total GIA	74.26 sq m	799 sq ft

Energy Performance Certificate

Rating: B (50)

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 Class 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

Charging Authority: Huntingdon District Council
Description: Industrial and Premises
Rateable value: £9,700
UBR: 0.432
Period: 2026–2027

As the rateable value is below £12,000 qualifying occupiers will be eligible for 100% Small Business Rates Relief, therefore no rates will be payable. For non-qualifying occupiers multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

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

Rent

£9,750 per annum exclusive

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.

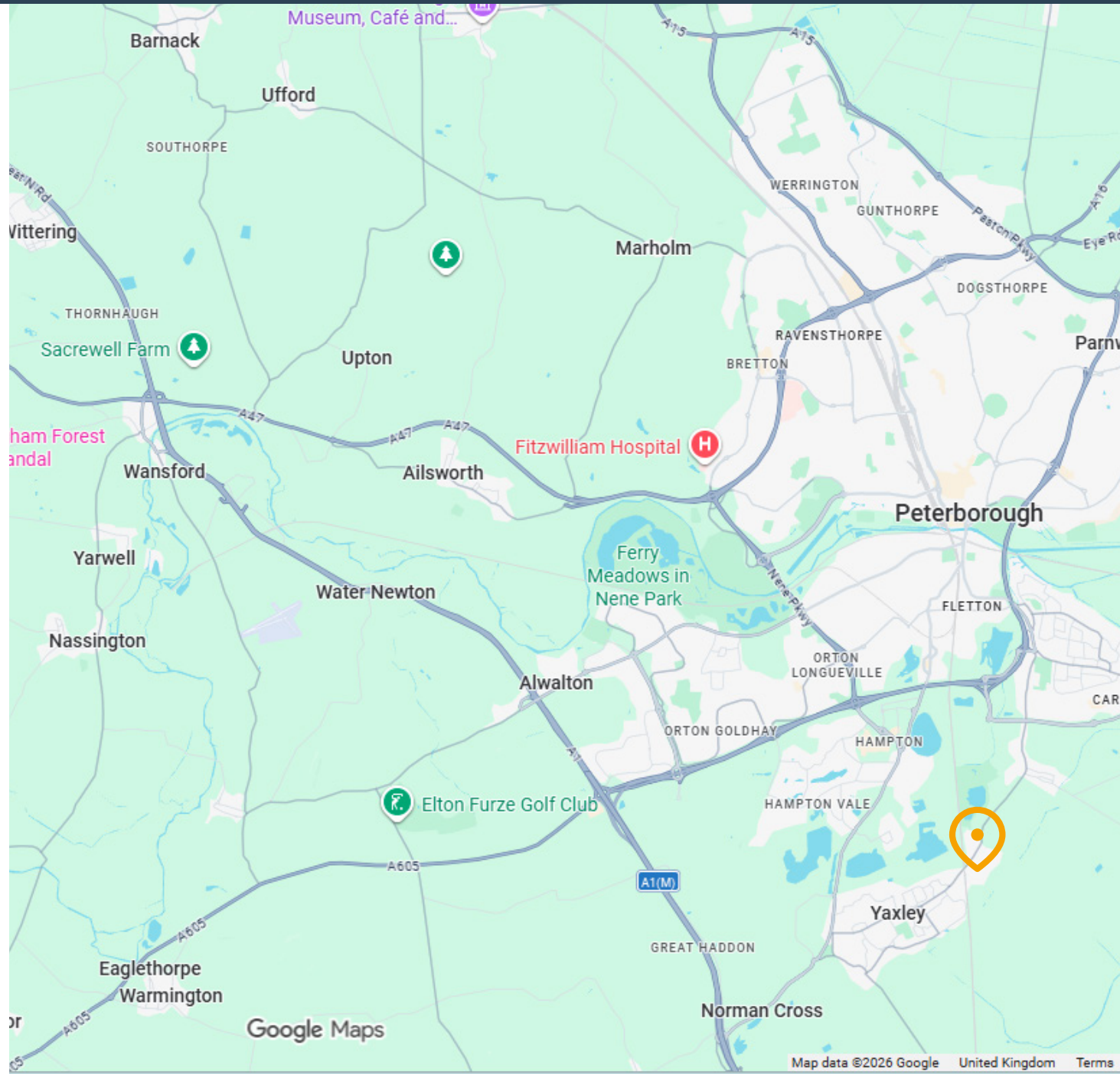
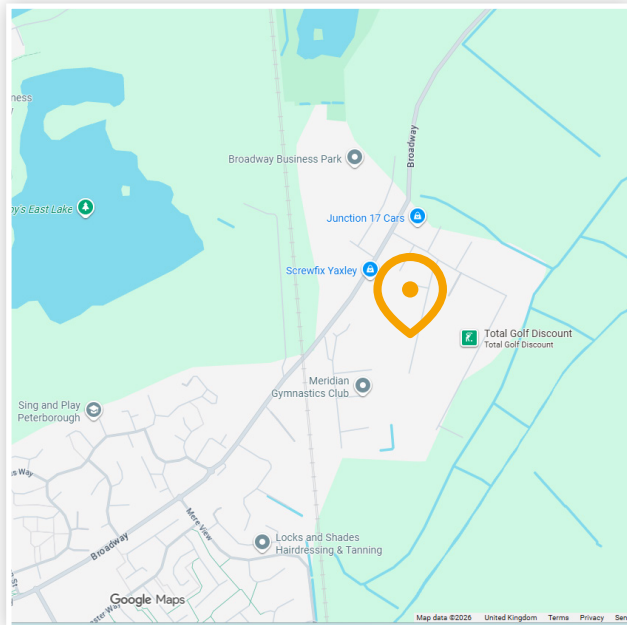
Anti-Money Laundering

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/tenants prior to instruction of solicitors.

Location

Prosper Court is situated within Eagle Business Park. It is located on the north-eastern side of Yaxley, approximately 3 miles from J16 of the A1(M) at Norman Cross, with the Peterborough Parkway system being located approximately 3 miles to the north.

Eagle Business Park is a modern 30+ acre trade counter, industrial warehouse and mixed use estate. Nearby occupiers include Screwfix, Howdens, Junction 17 Cars and many others.







Please note- indicative photo of a similar unit



