

**INDUSTRIAL TO LET**

# Unit 17 C1 Witham Court

Enterprise Park, Yaxley, Peterborough, PE7 3WY



## Key Highlights

- Brand new industrial unit
- Prominently location at entrance to the Estate
- High specification
- Planning for B2 and B8 uses
- 4,000 Sq Ft
- EPC: Rating B
- Suitable for light industrial, warehousing, & trade counter/showrooms

Stuart House  
St John's Street  
Peterborough, PE1 5DD

**01733 344414**

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## DESCRIPTION

Enterprise Park is a new industrial/warehouse development comprising 46 units.

The unit is of steel portal frame construction with 6m eaves, electric loading door, LED lighting throughout, fibre connection, an office, WC and first floor windows.

Car parking is available immediately adjacent to the unit.

## ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Unit - 17 Witham Court	4,000	372

## LOCATION

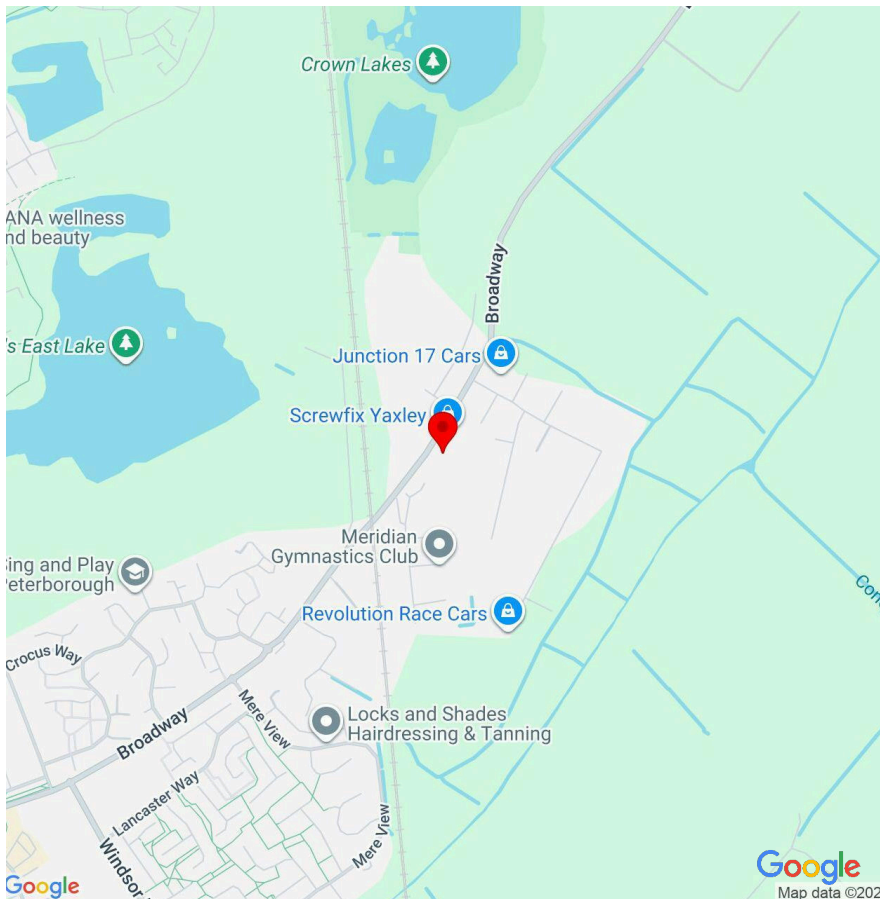
Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Enterprise Park 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 approximately 2 miles to the north-east.

Enterprise Park 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.

## SPECIFICATIONS

- High specification unit
- Prominent location in a new industrial estate
- Steel portal frame construction with 6m eaves heights
- LED lighting throughout
- Electric loading doors
- Car parking
- Fibre connection

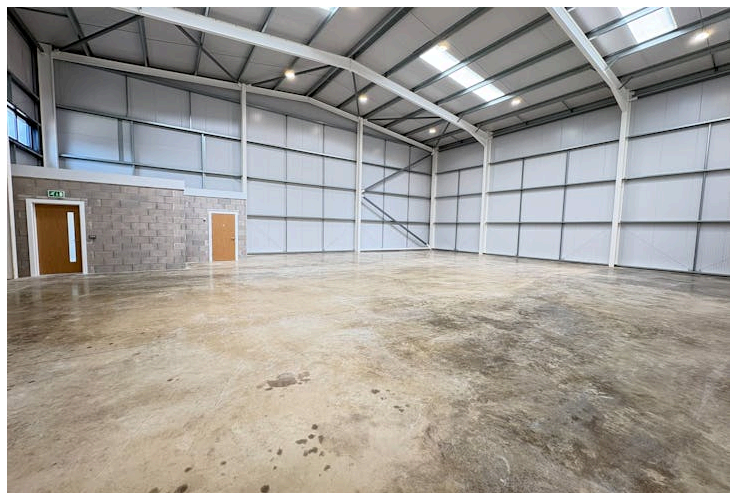


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### **VIEWINGS**

Strictly by appointment with sole agents Savills.

### **TERMS**

The quoting rent is £40,000 per annum plus VAT.

### **ANTI-MONEY LAUNDERING**

Evidence of ID and address will be required to conform with Money Laundering Regulations.

### **BUSINESS RATES**

To be assessed but please check with agents.

### **LEGAL COSTS**

Each party to bear their own legal costs in this transaction.

### **SERVICES**

Mains electricity and water are available.

### **EPC**

Rating: B.

### **SERVICE CHARGE**

A service charge is payable towards the upkeep of common areas of the Estate.

### **PLANNING**

We understand that the property has consent for Classes B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

### **CONTACTS**

For further information please contact:

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