



1-2 Heron Court, Harrier Way, Eagle Business Park
Yaxley PE7

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Harrier Way, Eagle Business Park, Yaxley PE7 3AT



Agreement

To Let



Detail

Industrial



Rent

£59,000 pax



Size

585 sq m (6,297sq ft)
plus mezzanine
112.63 sq m (1,212 sq ft)



Location

Yaxley, PE7 3AT



Property ID

801.

For Viewing & All Other Enquiries Please Contact:



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Property

A prominent detached unit within a gated and fenced estate. The unit consists of a steel portal frame construction and pitched roof with a minimum eaves height of 5.33m. The unit has LED lighting throughout and within the warehouse there is roof lighting, two electric roller shutter doors, a ground floor reception/office and WC. The unit includes a mezzanine of 1,212 sq ft which includes a further office and kitchen area. There is also a second pedestrian entrance into the warehouse. There is ample parking to the front of the unit.

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	m ²	ft ²
Ground Floor	564.23	6,073
First Floor Office	22.7	224
Mezzanine	112.63	1,212
Total GIA	699.56	7,530

Energy Performance Certificate

The unit has two ratings B (49) and B (37).

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 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

Charging Authority: Huntingdon District Council
Description: Office and Premises
Rateable value: £40,500
UBR: 0.432
Period: From 1st April 2026

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

£59,000 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 tenants prior to instruction of solicitors.

Location

Heron Court is a gated and fenced estate situated within Eagle Business Park. It is located on the 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 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.







