

TO LET / FOR SALE

Industrial / Storage, Light Industrial, Industrial / Warehouse

A rare small business unit within the popular Enterprise Park estate, to lease or purchase

Rent

£10,500 per sq ft

Sale

Offers from £120,000



Summary



3 phase power supply and LED lighting



Secure unit located within its own gated estate



Electric, water and telecommunications service ducting. Electric & Water meters will be provided.

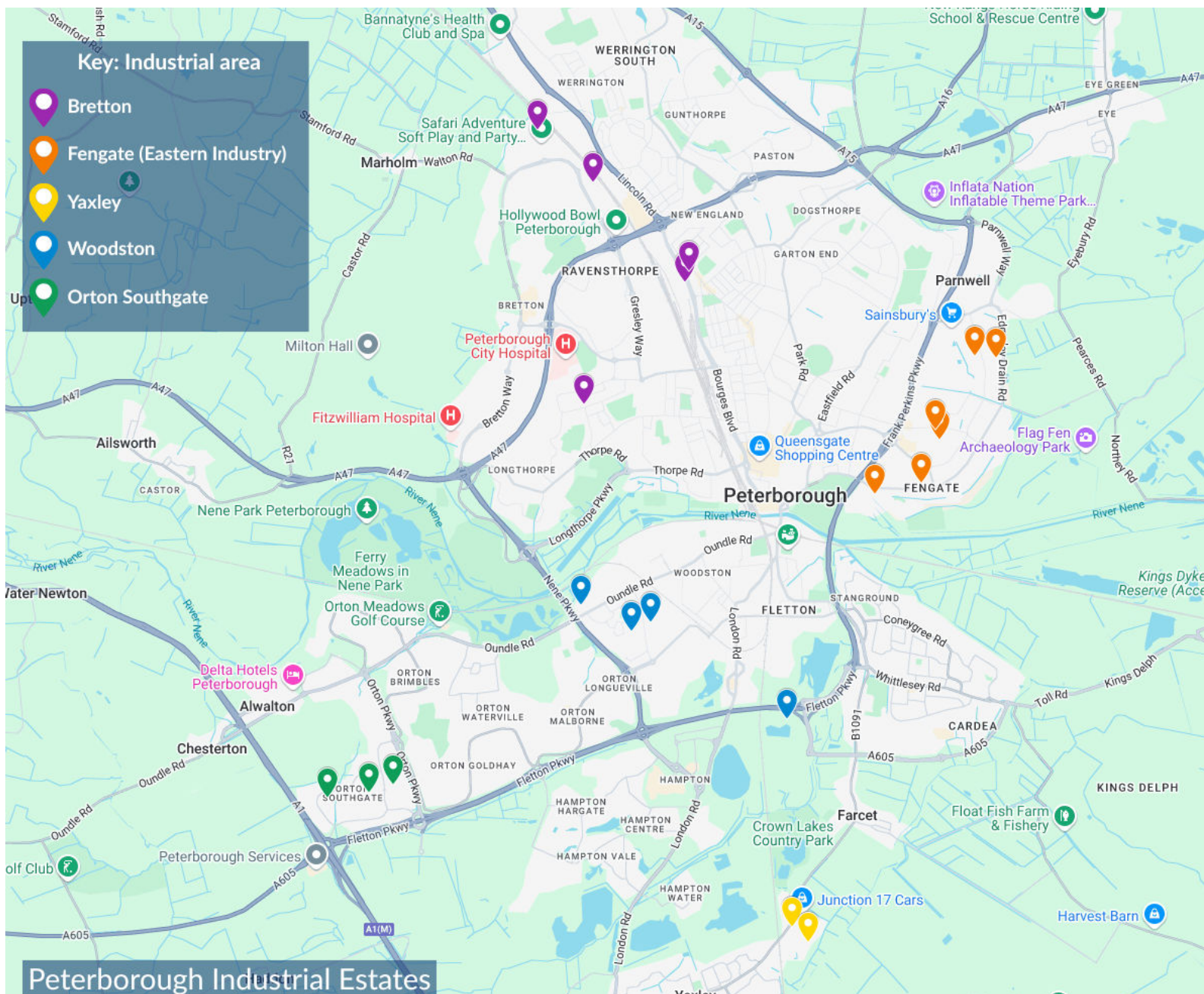


5.25m eaves height to ridge



1 car parking space





Peterborough

The Peterborough industrial market is an essential part of the UK's broader industrial and logistics sector. Located in the East of England, Peterborough benefits from its strategic positioning, offering strong transport links via the A1(M), A14, and direct access to London, which makes it an attractive location for businesses looking for distribution hubs or manufacturing spaces. Due to its proximity to key transport corridors, there is strong demand for warehouses and distribution centre's, particularly from e-commerce, retail, and logistics companies.



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AREA SCHEDULE

Overall Site Area	2,124 m ²	(5.02 acres approx)
Gross External Area (GEA)		
Unit 01	447 m ²	(4,810 sq ft approx)
Unit 02	447 m ²	(4,810 sq ft approx)
TOTAL	894 m ²	(9,620 sq ft approx)
Gross Internal Area (GIA)		
Unit 01	75 m ²	(805 sq ft approx)
Unit 02	75 m ²	(805 sq ft approx)
Unit 03	80 m ²	(845 sq ft approx)
Unit 04	80 m ²	(845 sq ft approx)
Unit 05	75 m ²	(805 sq ft approx)
Unit 06	75 m ²	(805 sq ft approx)
Unit 07	75 m ²	(805 sq ft approx)
Unit 08	75 m ²	(805 sq ft approx)
Unit 09	80 m ²	(845 sq ft approx)
Unit 10	80 m ²	(845 sq ft approx)
Unit 11	75 m ²	(805 sq ft approx)
Unit 12	75 m ²	(805 sq ft approx)
TOTAL	894 m ²	(9,620 sq ft approx)
Car Parking	20 spaces	(1 per 44.7 m ² GEA)

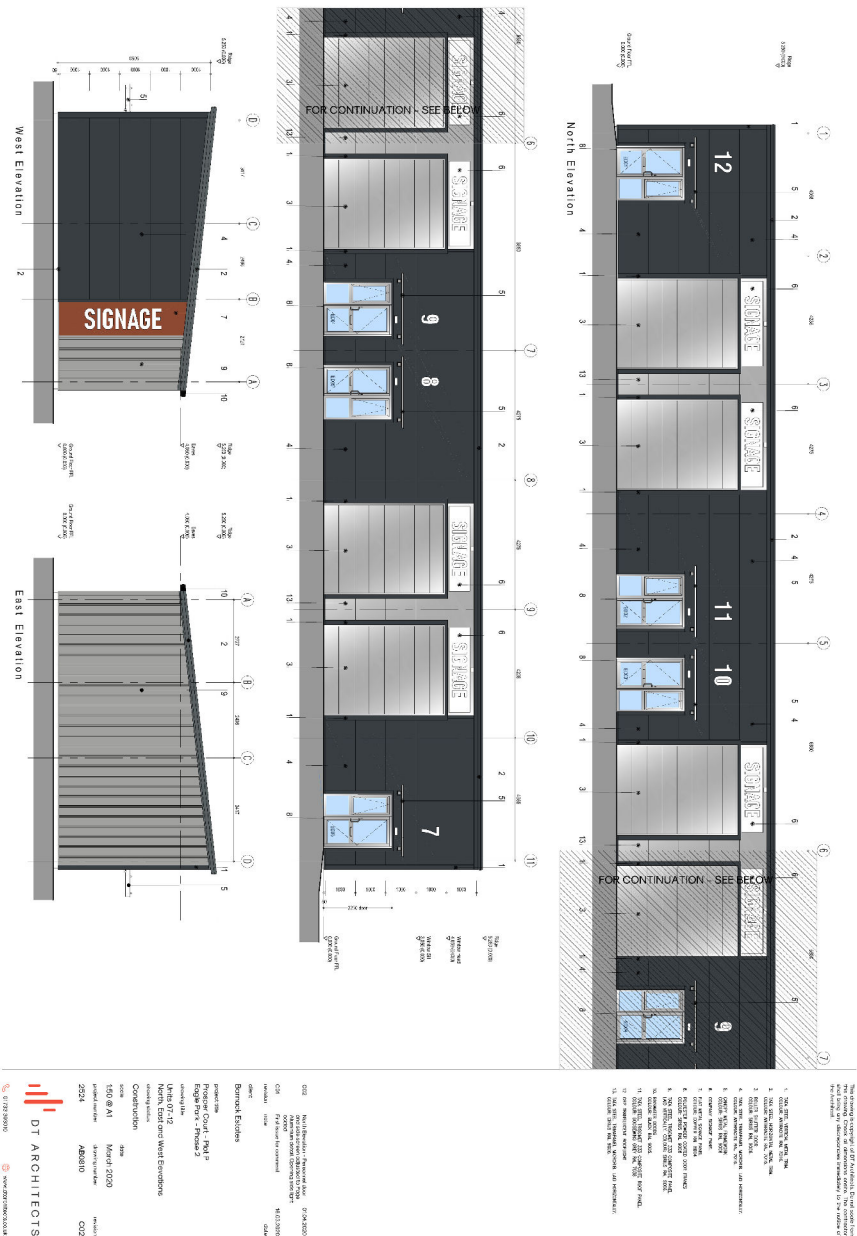
LANDSCAPE KEY

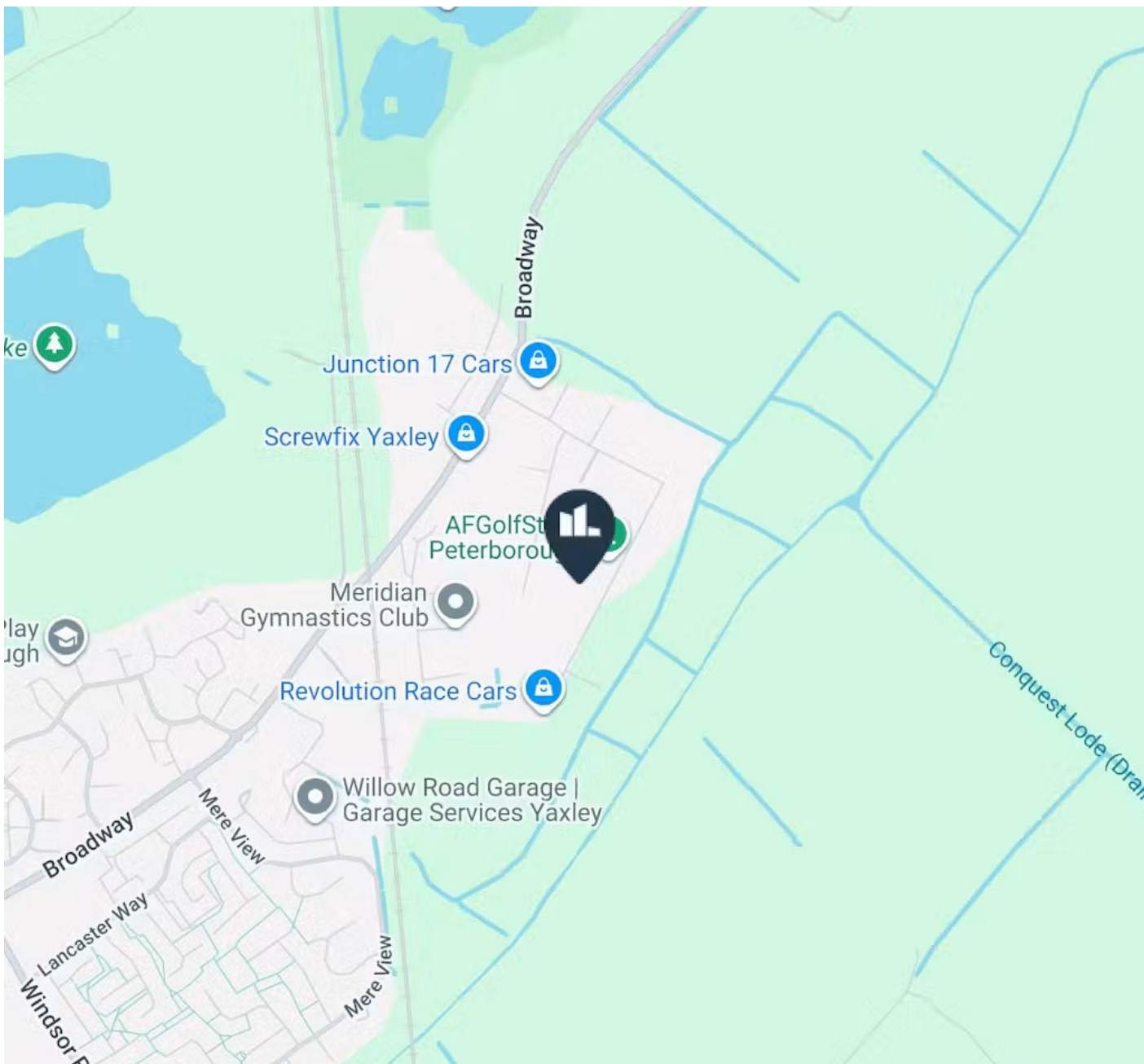
- Tarmac Road and service areas
- Concrete Apron
- Black Paving Car Parking Bays
- Colour Stride
- Soft Landscaping
- Gravel

P01	planning issue	14.11.2010
revision	note	date
client	Barnack Estates	
project title	Plot P Eagle Park Phase 2, Yaxley	
drawing title	Proposed Site Layout	
drawing status	Planning	
scale	1:100 @ A1	November 2019
project number	2524	drawing number
	AP0201	revision
		P01



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Location

Eagle Business Park (Phase 2) is a modern industrial and warehouse development on a 22 acre site situated on Broadway in Yaxley, approximately 3 miles from Junction 16 of the A1(M) at Norman Cross, providing excellent connectivity to the wider regional and national road network.

The Business Park provides over 60 separate industrial units totaling 332,500sqft for small and medium sized businesses. The wider development has established itself as a thriving commercial destination and is now home to more than 240 businesses, including recognised national brands such as Greggs, Howdens and Screwfix, alongside a range of successful local and regional businesses. This diverse mix of occupiers has helped reinforce Enterprise Park and the wider south side of Peterborough as an established location for businesses seeking modern commercial accommodation.

The location offers excellent access to key regional centres, with Cambridge approximately 36 miles away and London approximately 87 miles away. The Parkway dual carriageway ring road system around Peterborough is approximately 2 miles to the northeast, providing convenient access to the city and its wider commercial and residential areas.

With its combination of excellent road connectivity, an established business community and a strong range of national and local occupiers, Eagle Business Park represents an attractive location for businesses looking to establish or expand their operations in the Peterborough area.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	645	59.92	Available
Total	645	59.92	

DESCRIPTION

10 Prosper Court is a recently developed (by Barnack Estates) mid terrace warehouse/ light industrial unit of steel portal frame construction. The entrance opens into an office with an internal door leading to the warehouse. There is a kitchen and WC within the unit. Externally the unit has 1 car parking space.

Specification includes: 3 phase power, LED lighting, electric, water and fibre connection.

RENT

£10,500 per sq ft

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Further Information



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