

FOR SALE

Industrial / Storage, Light Industrial

Prominent vacant industrial warehouse, developed by Barnack Estates, available in the established Eagle Business Park, Yaxley

Sale

£310,000



Summary



Opportunity to purchase a unit as an owner occupier or investor on the highly regarded Eagle Business Park



3 phase power supply



Secure unit located within its own gated estate



Large well specified office and WC



LED lighting

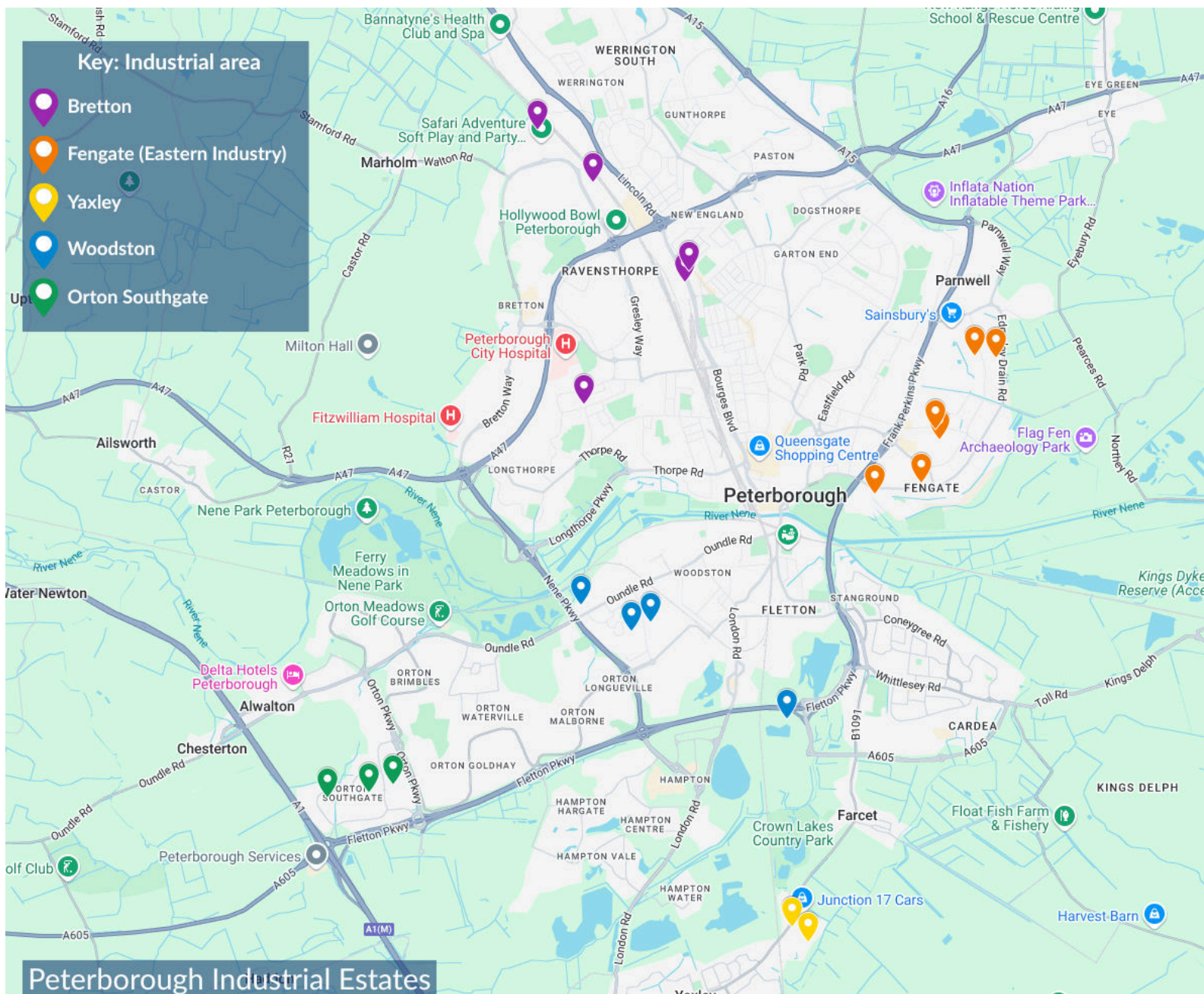


Electric, water and telecommunications service ducting. Electric & Water meters will be provided.



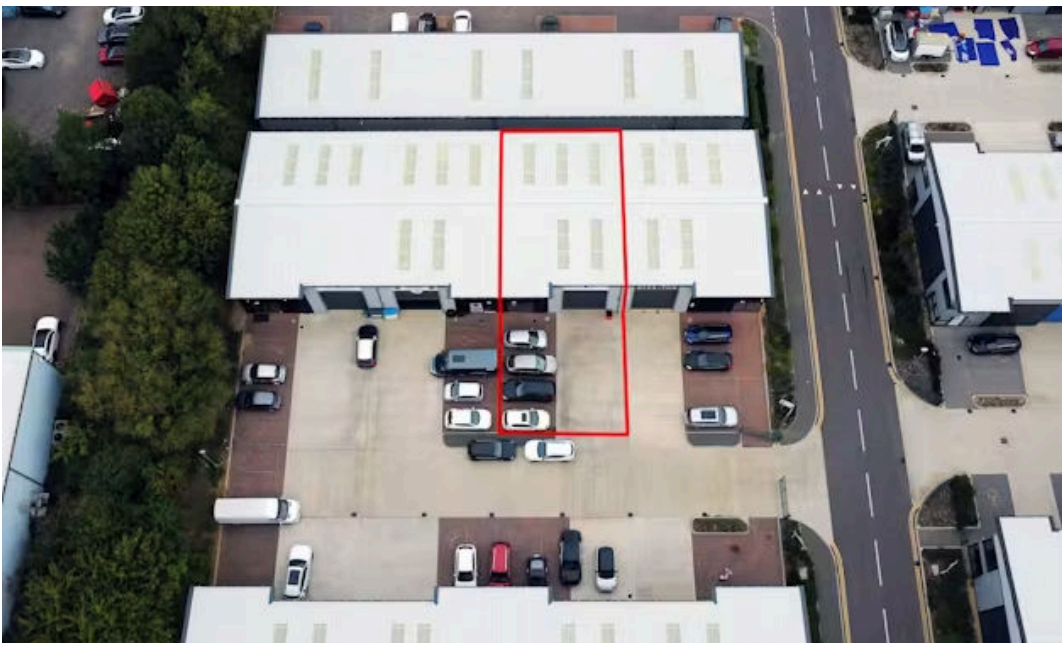
7m eaves height to ridge

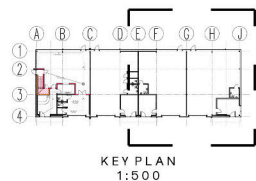




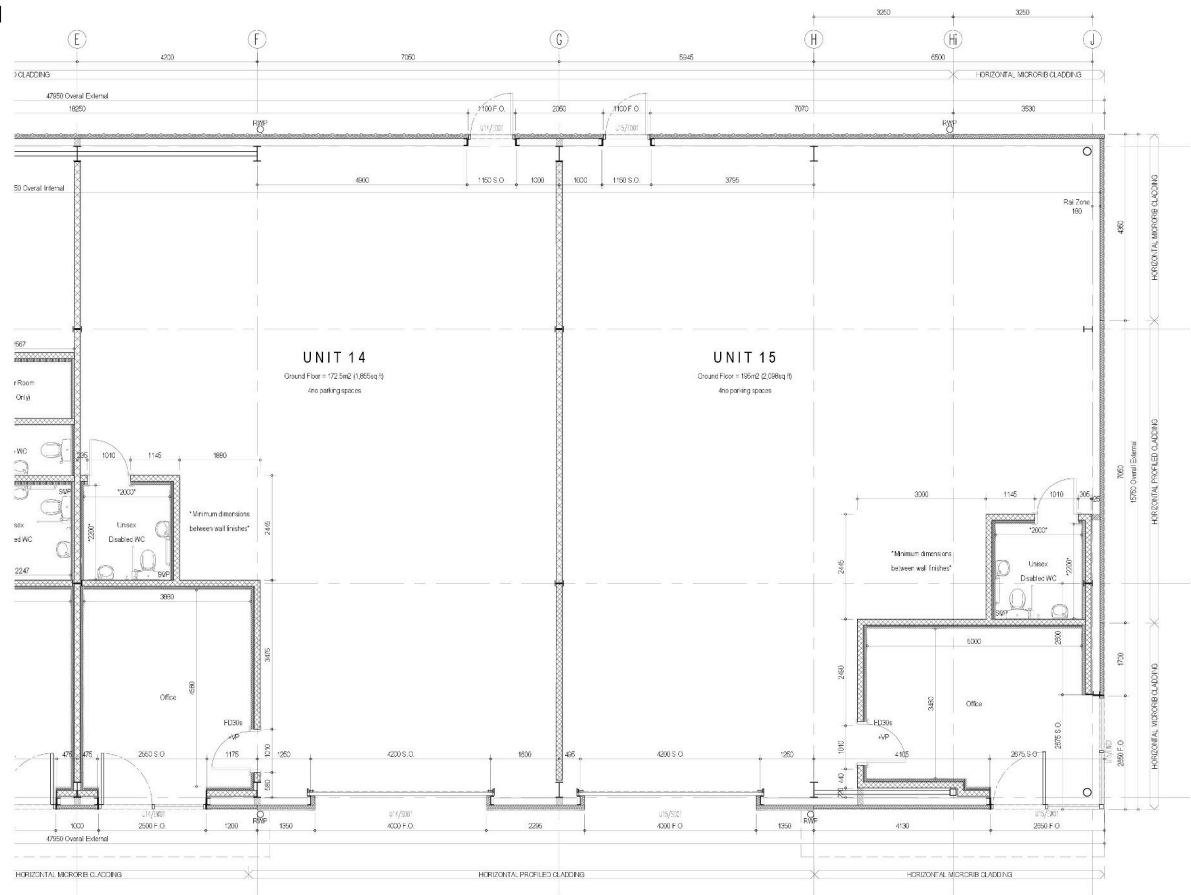
Peterborough

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.





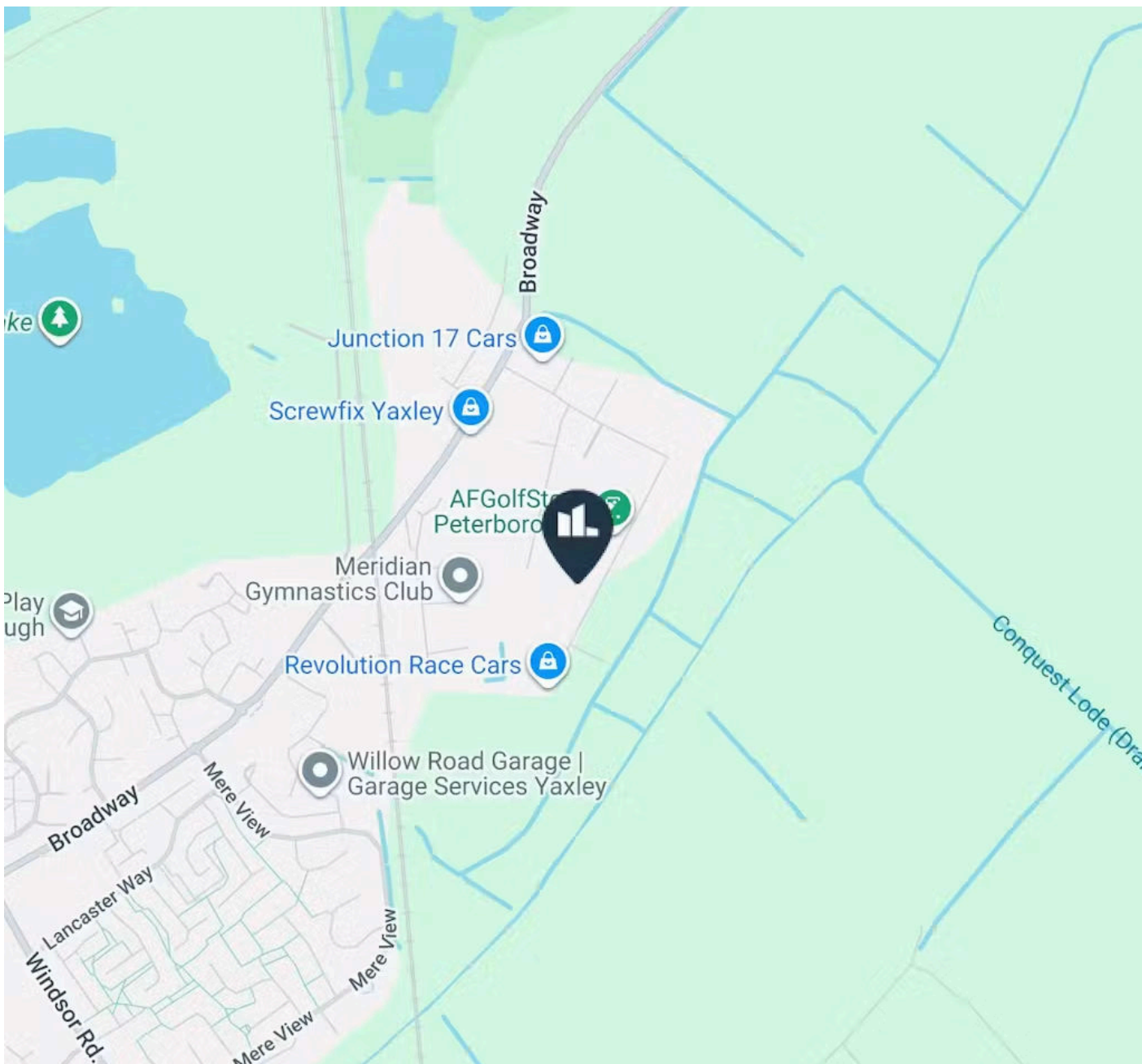
PART GROUND FLOOR PLAN
1:50



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AB	as built	06.01.2022
C02	unit 12 updated	06.01.2022
C01	construction issue	01.04.2021
P01	preliminary issue for comment	11.01.2021
revision	note	date
client	Barnack Estates	
project title	Eagle Park Phase II - Plot M & N Crusader Court	
drawing title	Unit 11-15 Part Ground Floor Plan (Sheet 02 of 02)	
drawing status	As Built	
scale	1:50 @ A1	January 2021
project number	2586	AB0222
drawing number	AB	
revision		





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, Enterprise 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	1,855	172.34	Available
Total	1,855	172.34	

DESCRIPTION

14 Crusader Court is a recently developed (by Barnack Estates) mid terrace warehouse/ light industrial unit of steel portal frame construction. The entrance opens into a good sized office with an internal door leading to the warehouse. There is a kitchen and WC within the unit. Externally the unit has 4 car parking spaces. Specification includes: 3 phase power, LED lighting, electric, water and fibre connection.

The width of the warehouse is 7.05m, and the width of the offices are 4.2m.

EPC

B

VAT

Applicable

BUSINESS RATES

Rateable Value: £17,750

Rates Payable: £7,668 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.

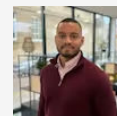
Further Information



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