



FOR SALE

Development

Eagle Phase 3: Bespoke design & build freehold opportunity from 5,000 sq ft or 0.5 acre in the established Eagle Business Park, Yaxley.

Summary



Sites from 0.5 acres upwards to accommodate buildings from 5,000 sq ft up to 100,000 sq ft



Option for oversized yards



A Barnack Estates development



Use classes include: light industrial, leisure, medical, open storage, HQ offices, warehousing and trade counter



Well presented landscaped site



Diverse range of established local & national occupiers including Howdens, Screw Fix, AJs Gym & InterCarParts Ltd

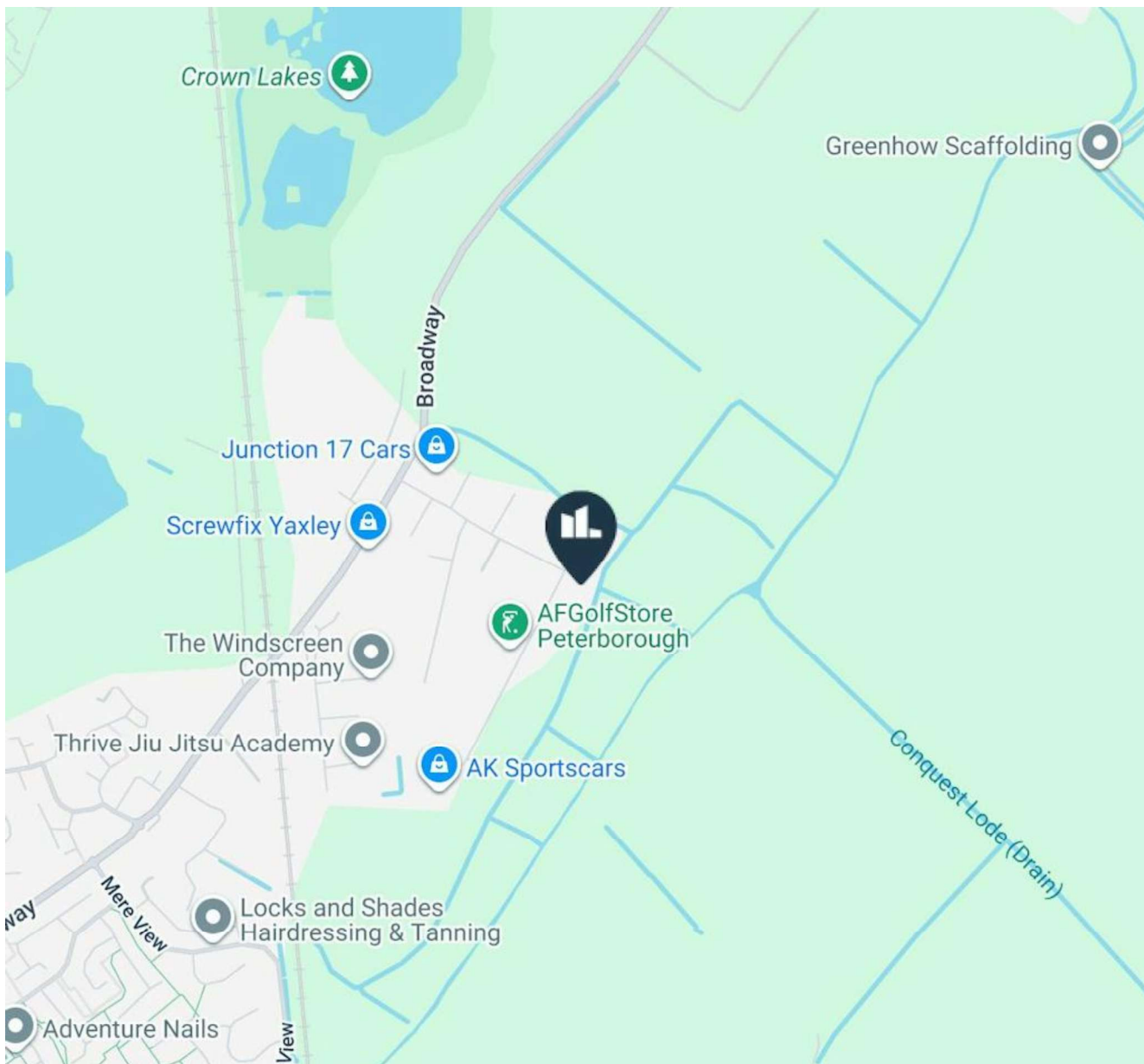


Deliverable units from 15 months



Bespoke payment plans available





Location

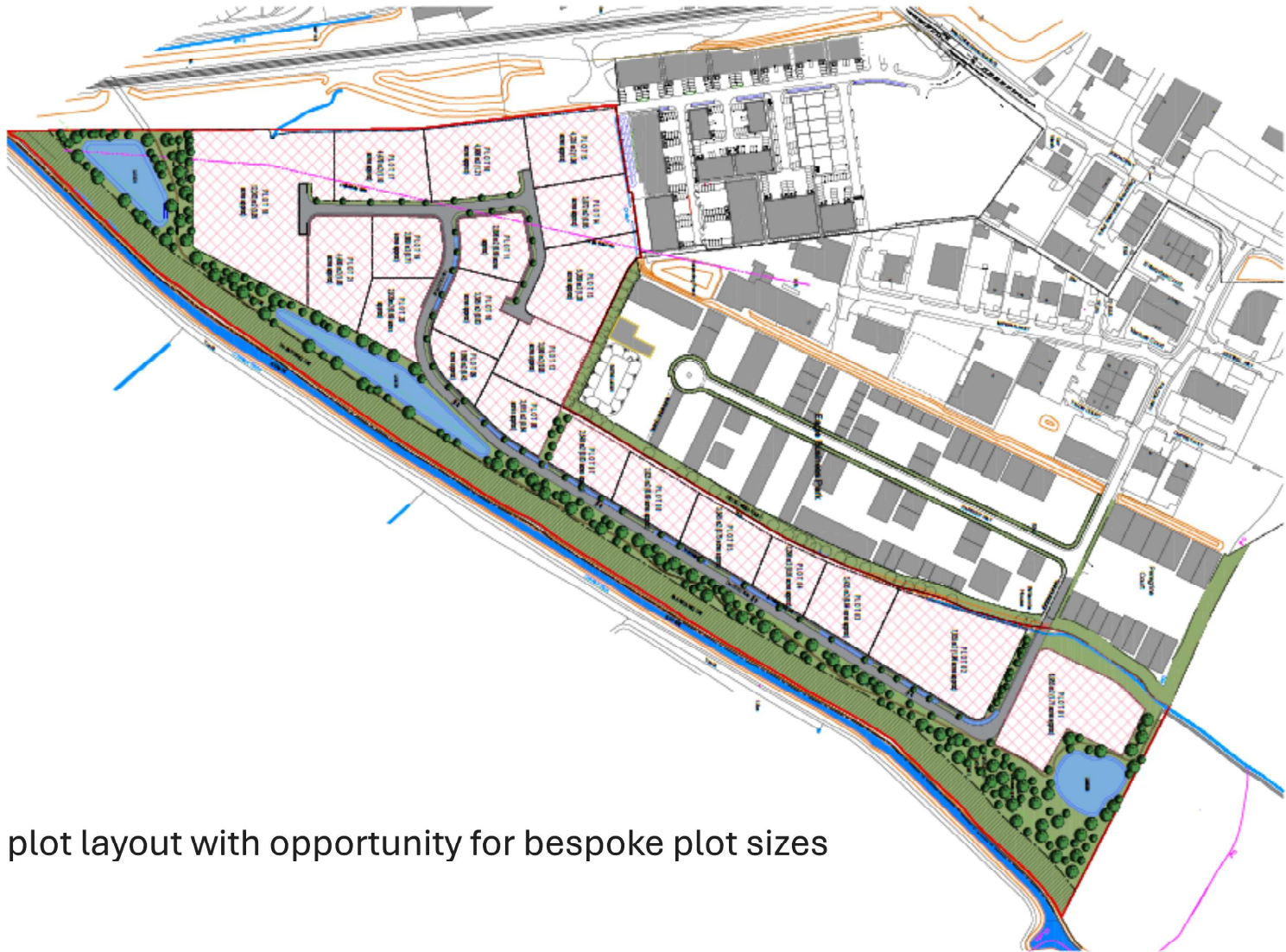
Eagle Business Park is located 3 miles from J16 of the A1(M) at Norman Cross providing access to London (approx. 87 miles) and Cambridge (36 miles). Access to the Parkway dual carriageway ring road system around Peterborough is approximately 2 miles to the northeast.

Since first striking ground on a virgin site in 2008, Eagle Business Park and the neighbouring developments - which are now home to more than 240 companies have played a significant role in profiling the south side of Peterborough as a key commercial location for expanding businesses. Many of the occupiers can be found on the interactive map: <https://eaglebusinesspark.co.uk/>

Over the last 15 years, developments at Eagle Business Park and the neighbouring Discovery Business Park and Enterprise Park have created in excess of 500,000 sq ft of new light industrial, trade-counter and mixed-use units. The Business Park has become a destination in its own right as an established location for a number of different businesses to co-locate.







Indicative plot layout with opportunity for bespoke plot sizes

View of Eagle Buissness Park to south .JPG



DESCRIPTION

The opportunity now exists for new design and build units to be constructed within the latest phase at Eagle Business Park. Occupiers will be able to design a bespoke facility to meet the needs of their business and with the opportunity for oversized yards. The masterplan provides for several parcels of land to be developed with sites from 0.5 acres upwards to accommodate buildings from 5,000 sq.ft up to 100,000 sq.ft.

Constructed to provide high quality units, incorporating bespoke office content to meet requirements, the development will provide commercial space that is sustainable and energy efficient. Each unit can be designed to suit specific requirements which can include the following:

- Steel portal frame construction up to 8m eaves height
- Grade A offices can be incorporated into the design with either plasterboard or suspended ceiling finish, heating & cooling
- Electrically operated loading doors
- Three phase power
- LED lighting throughout
- WC facilities
- Fibre to be connected
- Block paving parking
- Concrete loading areas
- Landscaped site
- Opportunity for oversized yards
- Opportunity for off site open storage
- Warranties available
- Bespoke payment plans available
- Work starts Spring 2026 with occupation from Q2 2027

PLANNING

Planning consent has now been granted for a 40-acre extension to the park with a total of 350,000 sq.ft of new space being delivered. 15 acres is being set aside for structural landscaping. The Park will be designed and developed to provide the highest quality development, on a secure, well-lit site within a landscaped environment. These areas will include lakes acting as both attenuation and provide an inspiring and interactive working environment with unobstructed views.

The site benefits from the following use classes: E (g) (i-iii), B2 & B8. This includes occupiers in the following sectors: light industrial, leisure, medical, open storage, HQ offices, warehousing and trade counter.

VAT

Applicable

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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