

TO LET

Industrial / Storage, Trade Counter

Brand new industrial unit within growing industrial estate home to national and local occupiers

Rent

£14,750 per annum



Summary



Brand new steel portal development by Barnack Estates



3-phase power supply



Includes office and WC



Electric roller shutter door, LED lighting, fibre connection to unit and CCTV



Well positioned within Witham Court

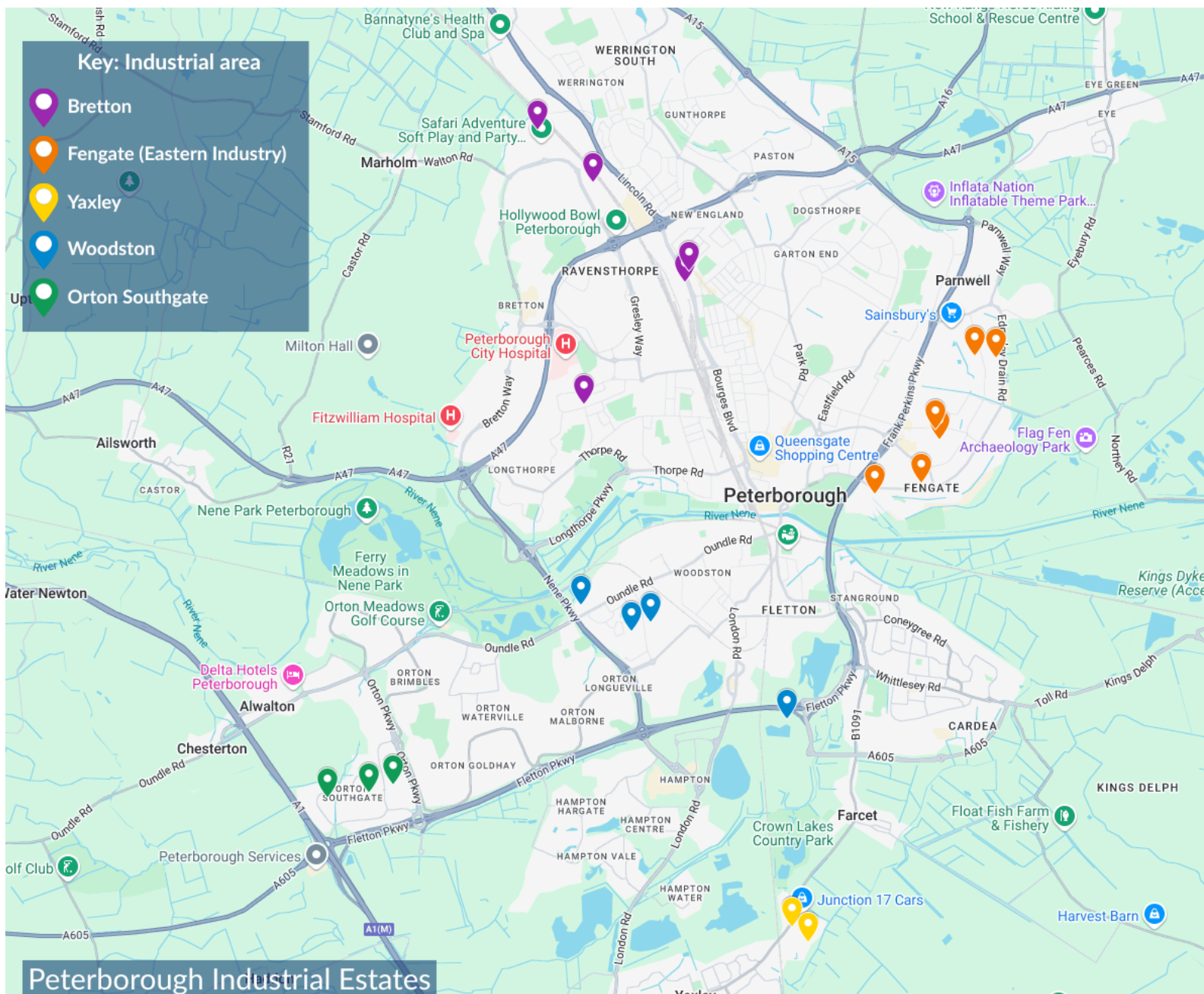


Strong local amenities



Set within growing mixed use industrial estate

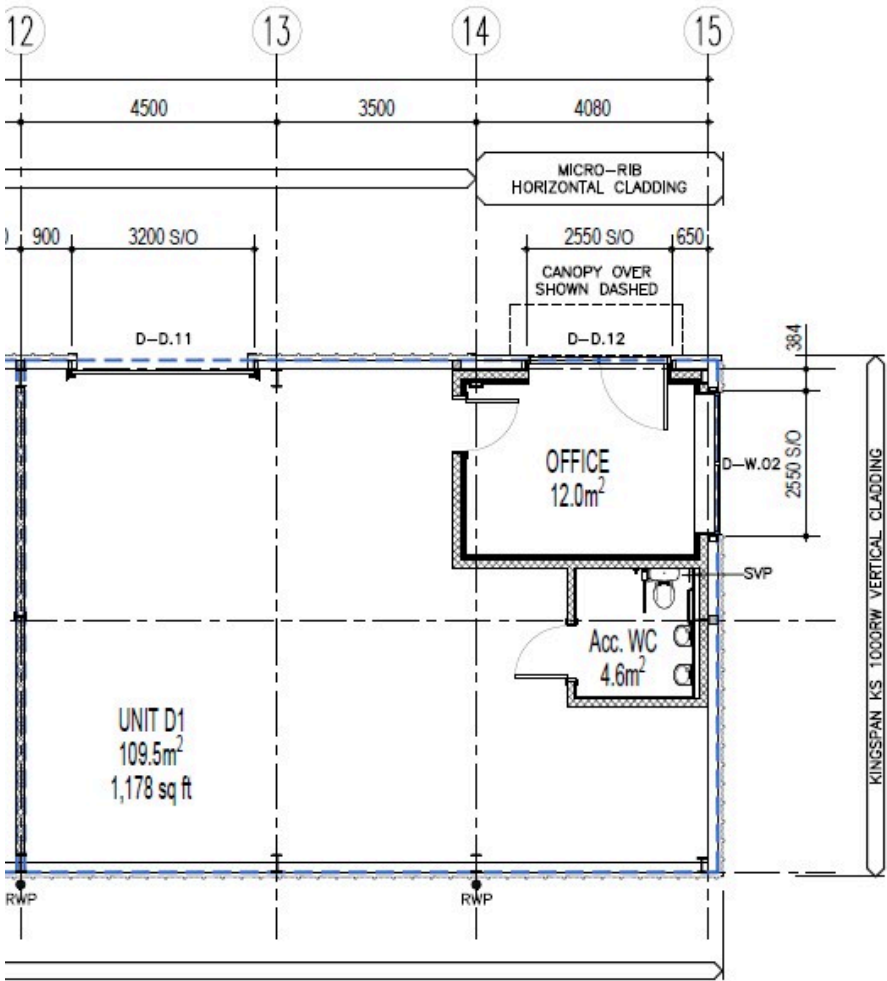


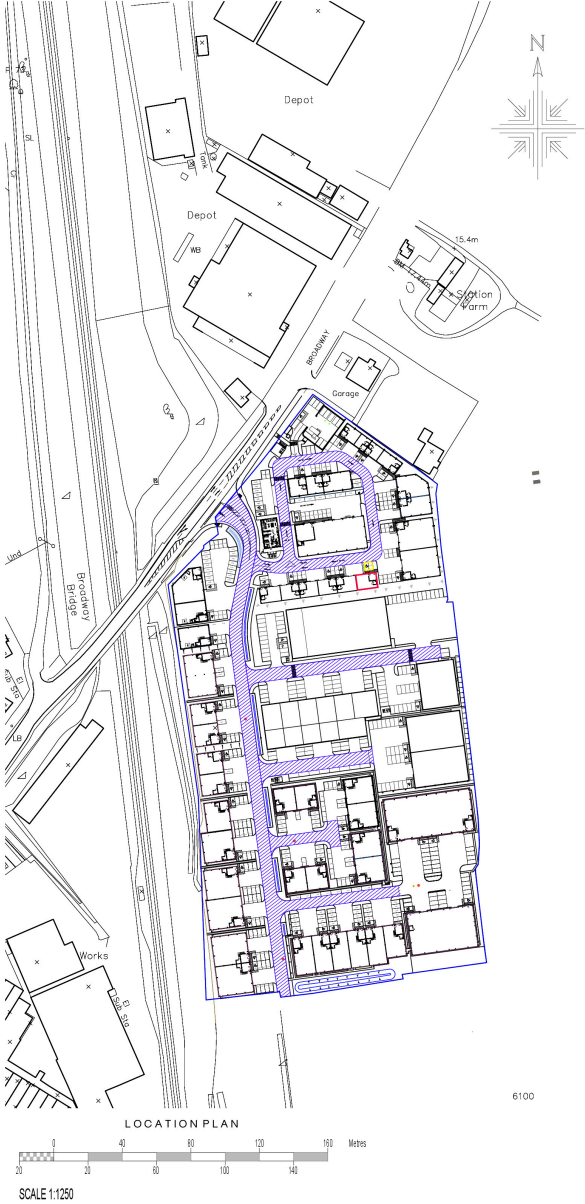
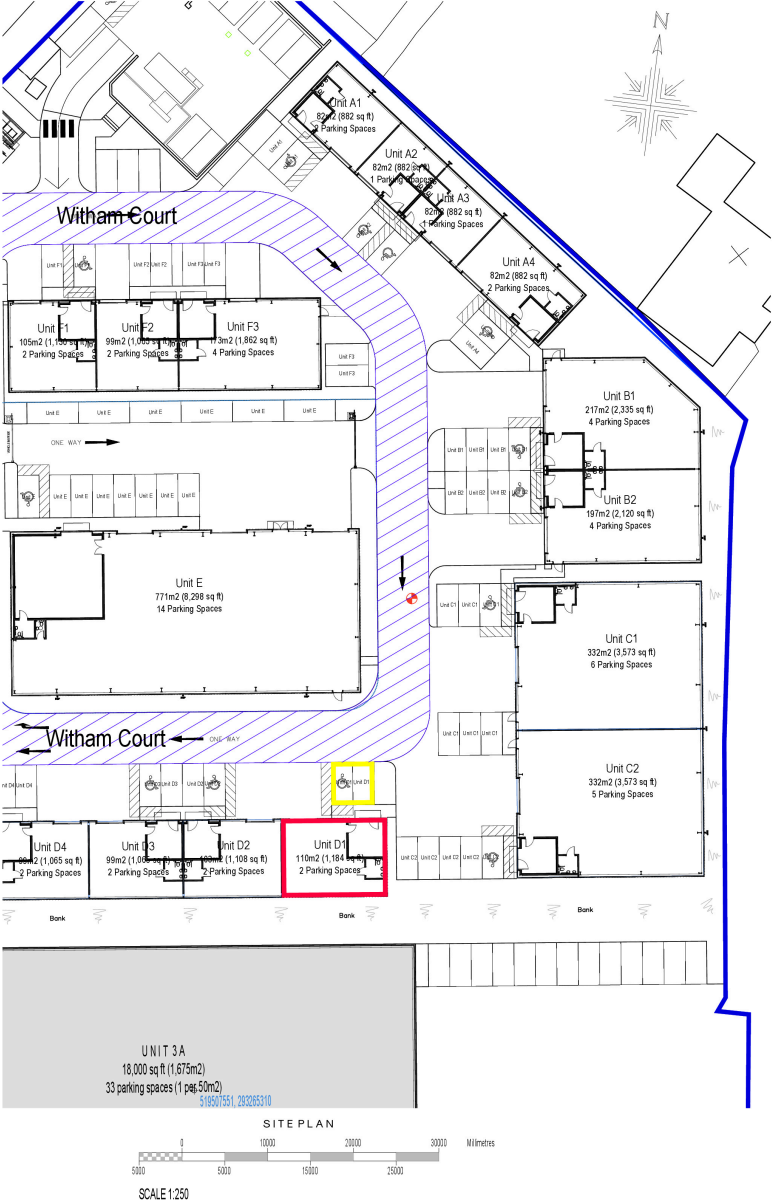


Peterborough

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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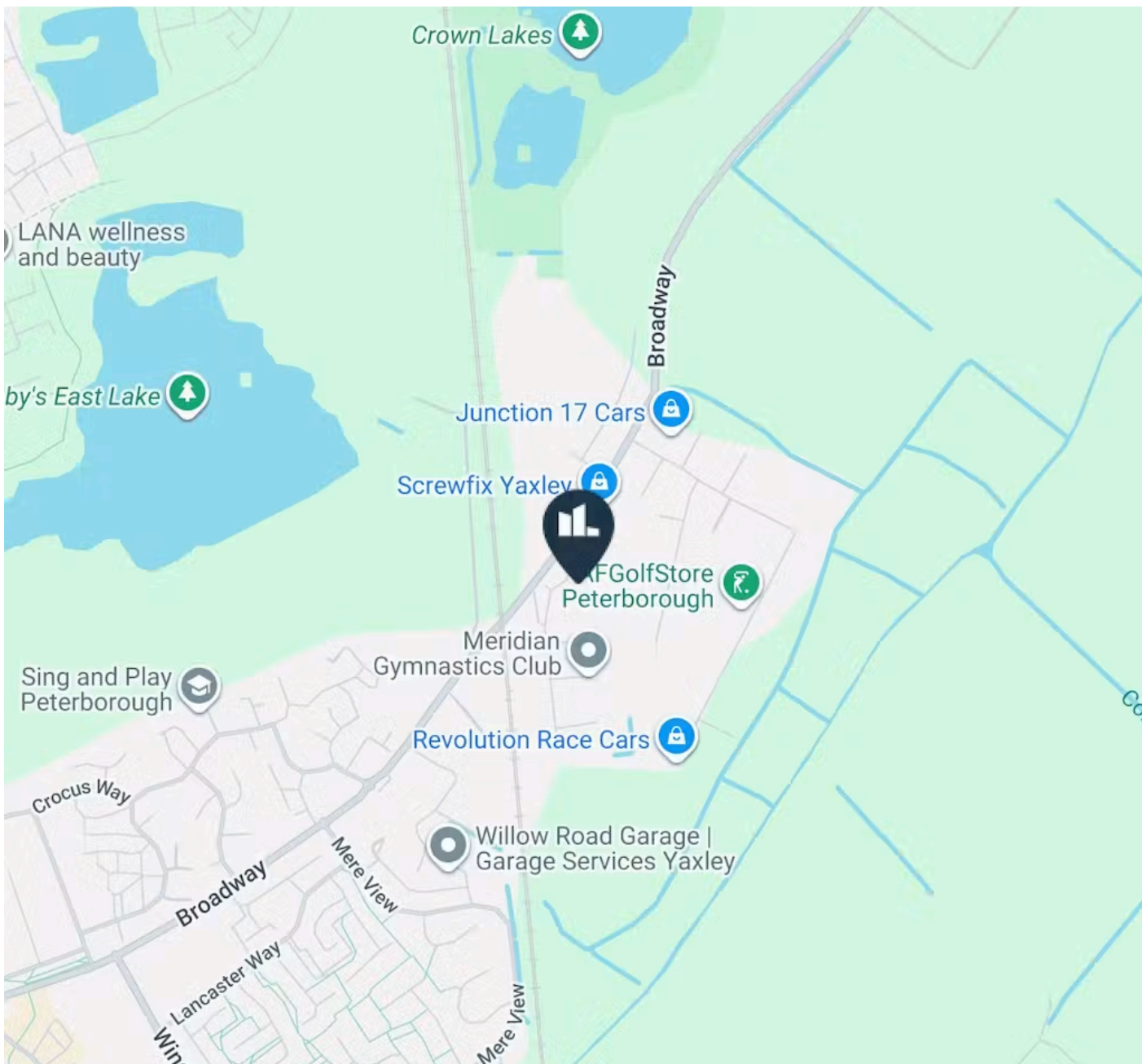
- Estate Boundary
- Unit Demise
- Unit Parking Space
- Access Way

F01	preliminary issue	24.10.24
revision	note	date
client	Broadway Developments Ltd	
project title	Enterprise Park Broadway, Yaxley	
drawing title	Unit D1, Plot 1 Transfer Plan	
drawing status	Transfer	
scale	1:250 & 1:1250	date
@ A1	October 2024	
project number	drawing number	revision
2565	TP0209	F01



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Location

Enterprise Park is a modern industrial and warehouse development 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 first phase of the development comprises 46 high-quality industrial and warehouse units, all of which are now complete. Since development commenced in 2008, Enterprise Park has established itself as a thriving commercial destination and is now home to more than 240 businesses.

The park benefits from an established occupier base, 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 - Ground	1,180	109.63	Available
Total	1,180	109.63	

DESCRIPTION

Unit 21 is a semi-detached end of terrace unit forming part of the newly developed Enterprise Park by Barnack Estates. Offering a modern, high-quality industrial space, the property is ideally suited to a range of trade, storage, distribution and light industrial occupiers.

The unit benefits from a practical layout with steel portal frame construction, providing excellent internal volume and flexibility. The unit offers office and WC facilities, alongside LED lighting , 3-phase power and fibre connectivity, ensuring the space is ready for occupation.

Access is provided via an electric loading door measuring approximately 4.9m high, allowing for straightforward loading and unloading of goods and accommodating a range of commercial vehicles. Traffic is guided via a one-way system which maximises the units visibility to all estate traffic. Ground floor level windows provide excellent natural light to the office portion of the unit, while CCTV provides additional security.

Externally, Unit 21 benefits from a corner position and includes two dedicated car parking spaces.

Approximate dimensions:
12.17(W) x 9.41/7.84 (D) m

Enterprise Park provides an excellent opportunity to secure a brand new, modern industrial unit within a high-quality commercial development.

EPC

B

VAT

Applicable

SERVICE CHARGE

n/a

RENT

£14,750 per annum

BUSINESS RATES

Rates Payable: Units are being assessed by the VOA

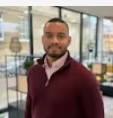
ANTI MONEY LAUNDERING

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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