

**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

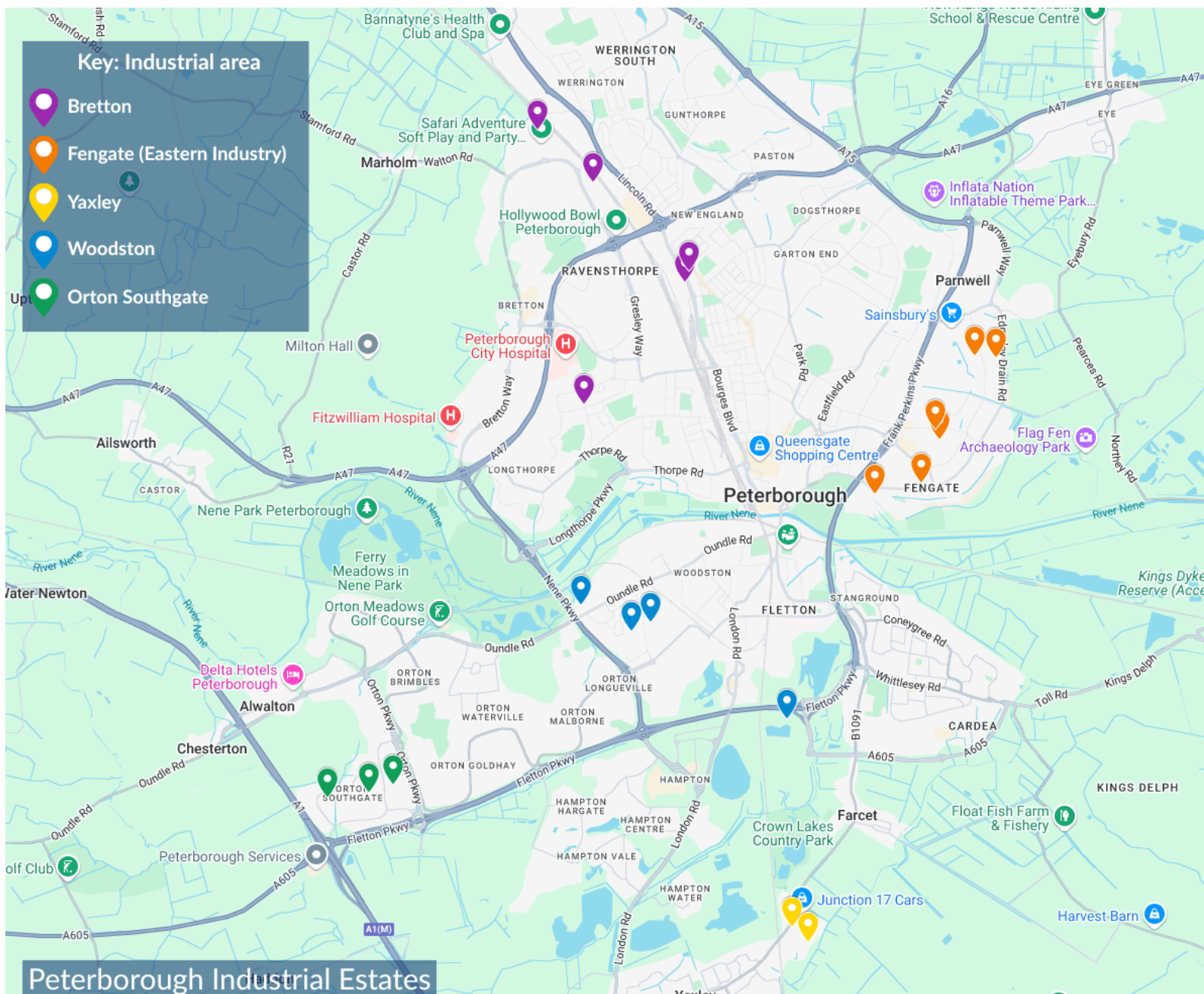


Electric, water and telecommunications service ducting. Electric & Water meters will be provided.



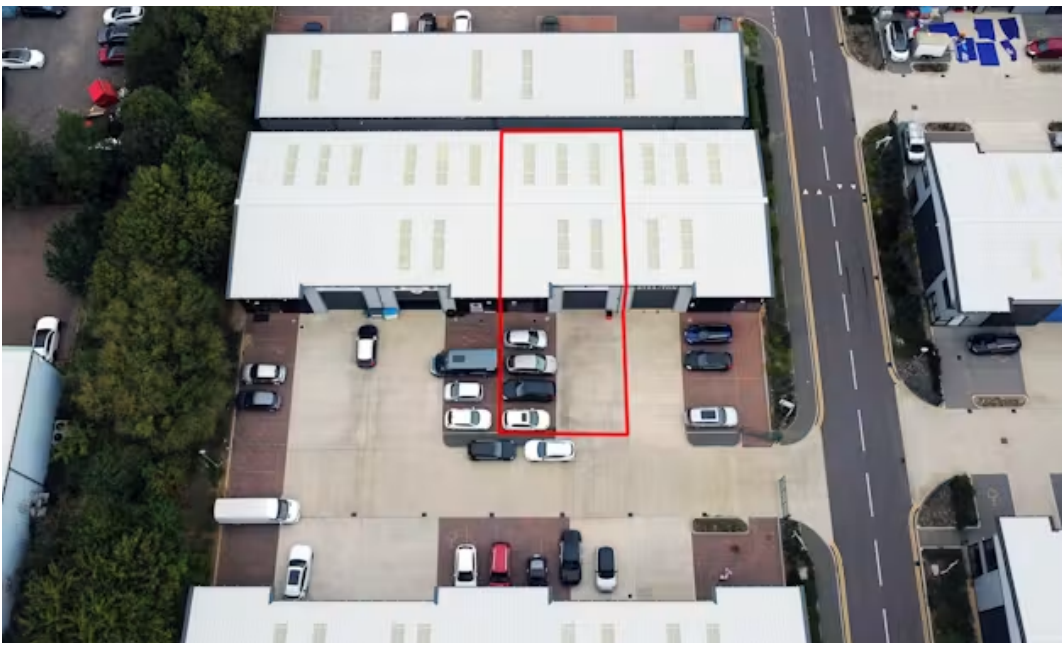
7m eaves height to ridge

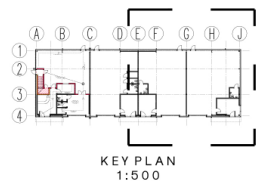




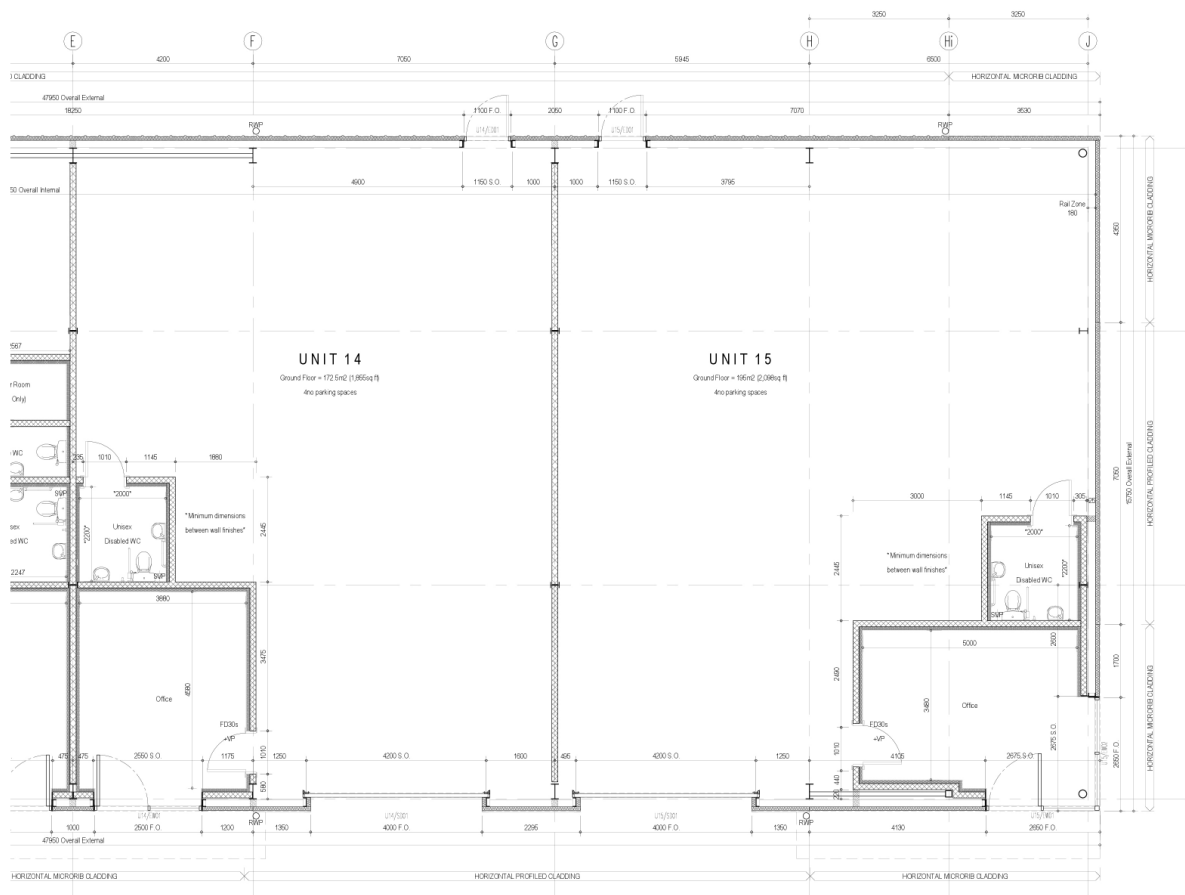
## Peterborough

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          | date           |
| 1:50 @ A1      | January 2021   |
| project number | drawing number |
| 2586           | AB0222         |
|                | revision       |
|                | AB             |



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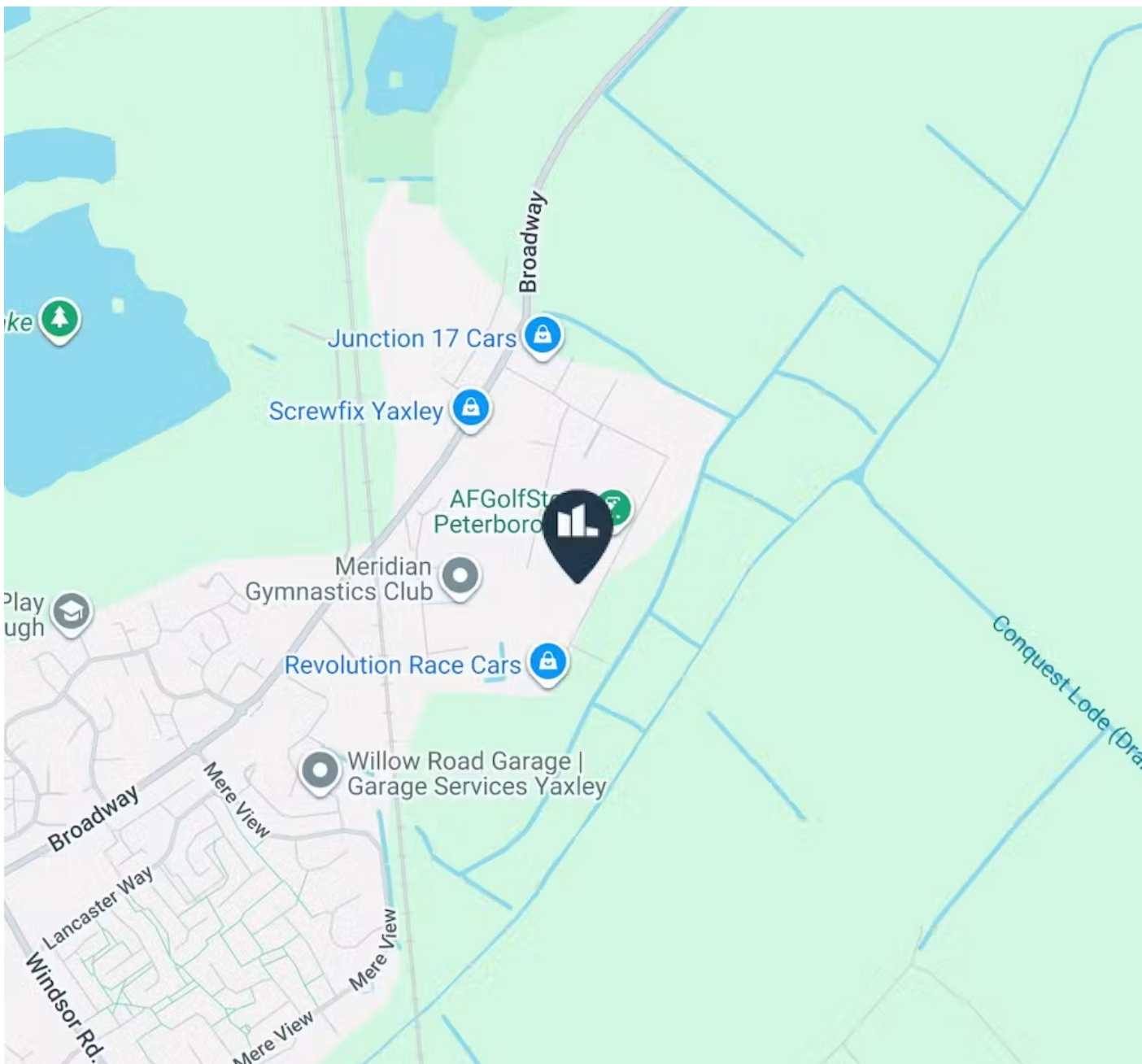


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|                                  |                               |            |
|----------------------------------|-------------------------------|------------|
| AB                               | as built                      | 06.01.2022 |
| CD1                              | 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                       |                               |            |
| Elevations (Sheet 01 of 03)      |                               |            |
| drawing status                   |                               |            |
| As Built                         |                               |            |
| scale                            | date                          |            |
| 1:50 @ A1                        | January 2021                  |            |
| project number                   | drawing number                | revision   |
| 2586                             | AB0821                        | AB         |



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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, 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.

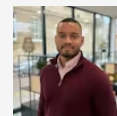
## Further Information



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