

FOR SALE

Development, Investment, Land, Leisure, Office, Industrial / Warehouse

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

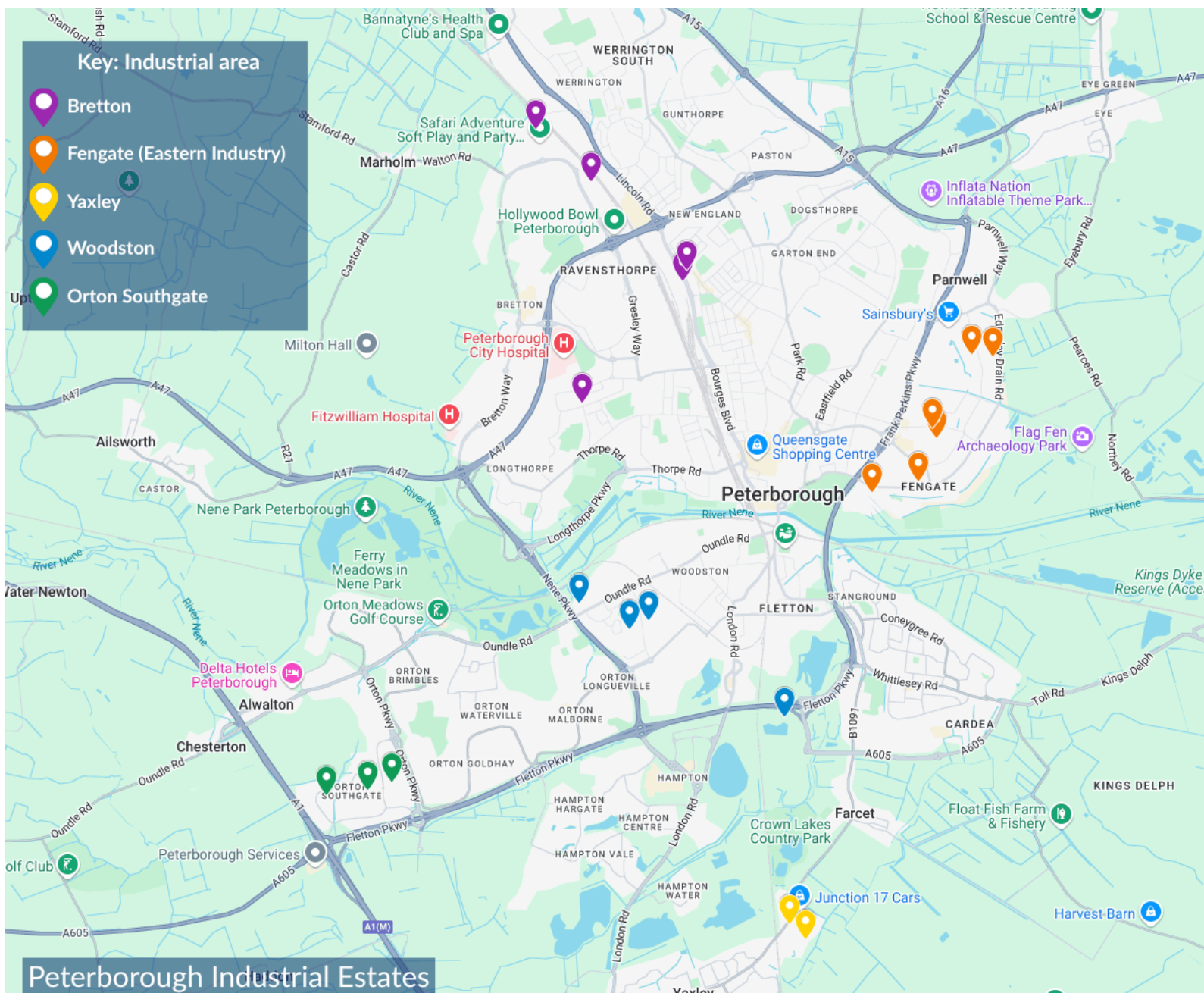




Peterborough

Peterborough, a city in the East of England, has a diverse and growing retail market. It serves as a regional shopping hub with various shopping centers, high street stores, and local independent retailers. The Queensgate Shopping Centre is the largest in Peterborough, with a range of high-street brands, eateries, and entertainment options. It's a popular destination for both locals and visitors. Brotherhood, Peterborough One, Serpentine Green and Bretton are other notable retail areas. The redevelopment of the East of England Showground will be transformative, and will bring new retail, leisure, care and entertainment options.

- The total population within the Peterborough Primary Retail Market Area is estimated at 298,000 with a Consumer Base of 475,000 which are both significantly above other regional centres.
- Peterborough is projected to see significantly above average growth in population within its Retail Market Area over the period 2023-2028 .
- Peterborough attracts both domestic and international visitors to its historic city centre with Norman Cathedral



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.

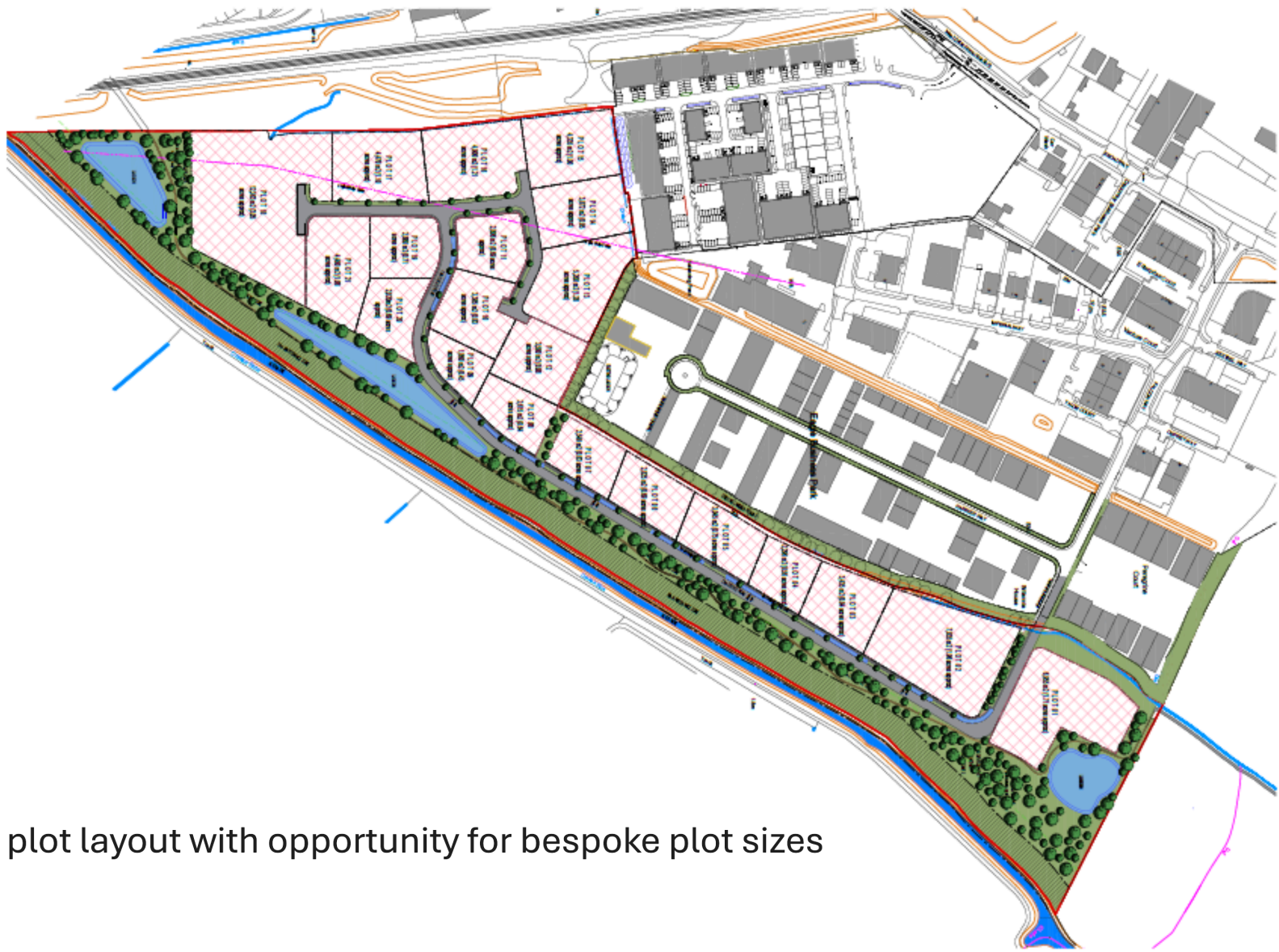


Peterborough

Peterborough has a variety of office spaces, ranging from large corporate buildings to smaller, more flexible workspaces. Demand for physical office is increasing as businesses adapt to hybrid working models but tenants are looking for the best quality office space with inspiring and collaborative workspace, as well as access to amenity. Peterborough's city centre and nearby business parks are prime locations for office spaces. The city has excellent rail links to London, making it an attractive base for businesses looking for proximity to the capital without the high costs associated with office space in London. Development and regeneration projects such as ARU Peterborough, the IEG Green Technology Centre, Cygnet Bridge and Peterborough Station Quarter station improvement works are all helping improve demand for the City Centre.

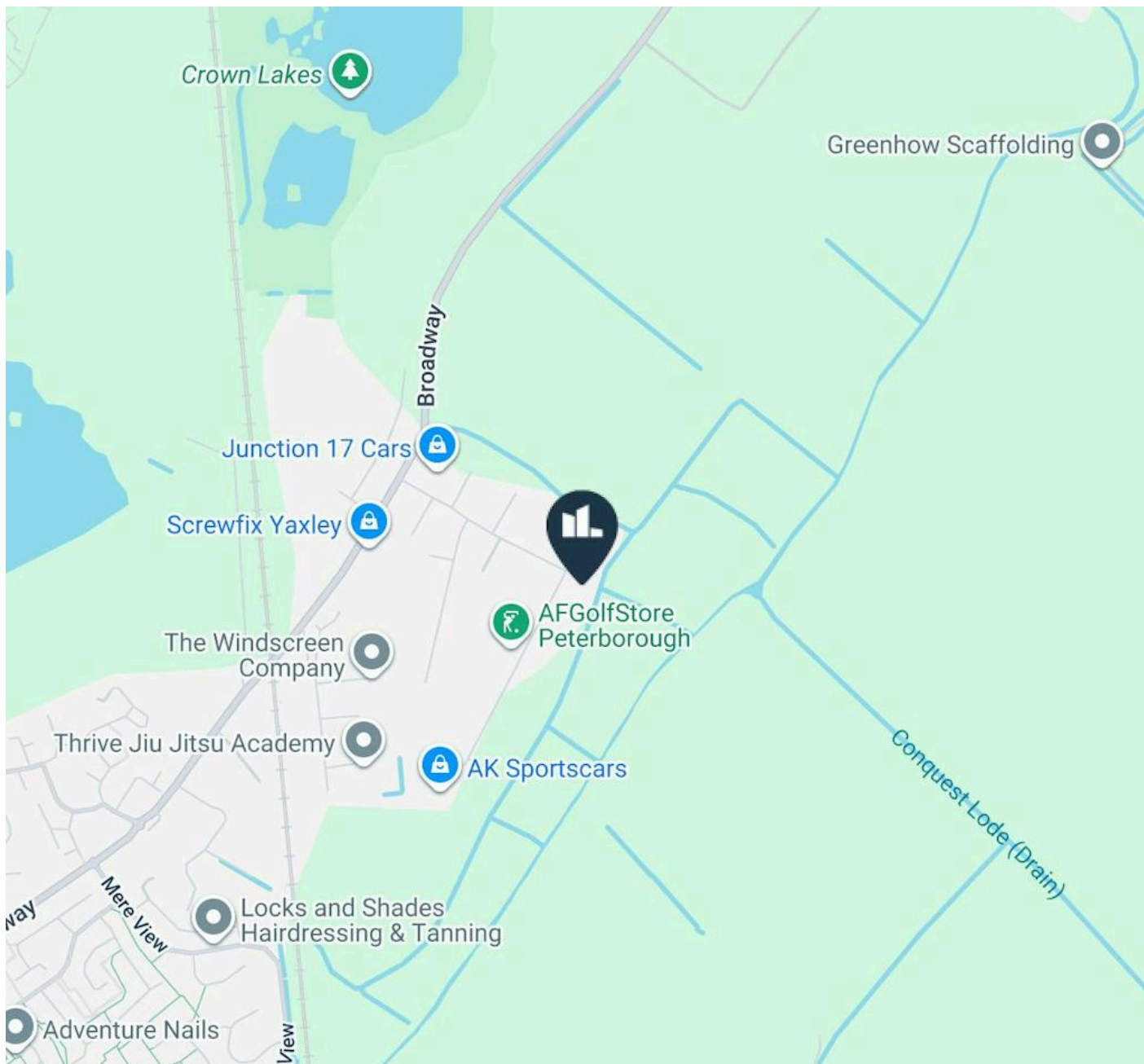






Indicative plot layout with opportunity for bespoke plot sizes





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.

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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