

TO LET

Industrial / Storage, Trade Counter

Brand new industrial unit within Enterprise Park, with great frontage onto Broadway, Yaxley

Rent

£15,750 per annum



Summary



Brand new steel portal development by Barnack Estates



3-phase power supply



Includes office and WC



Prominent front of scheme position, overlooking Broadway with great visibility for any trade occupier



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

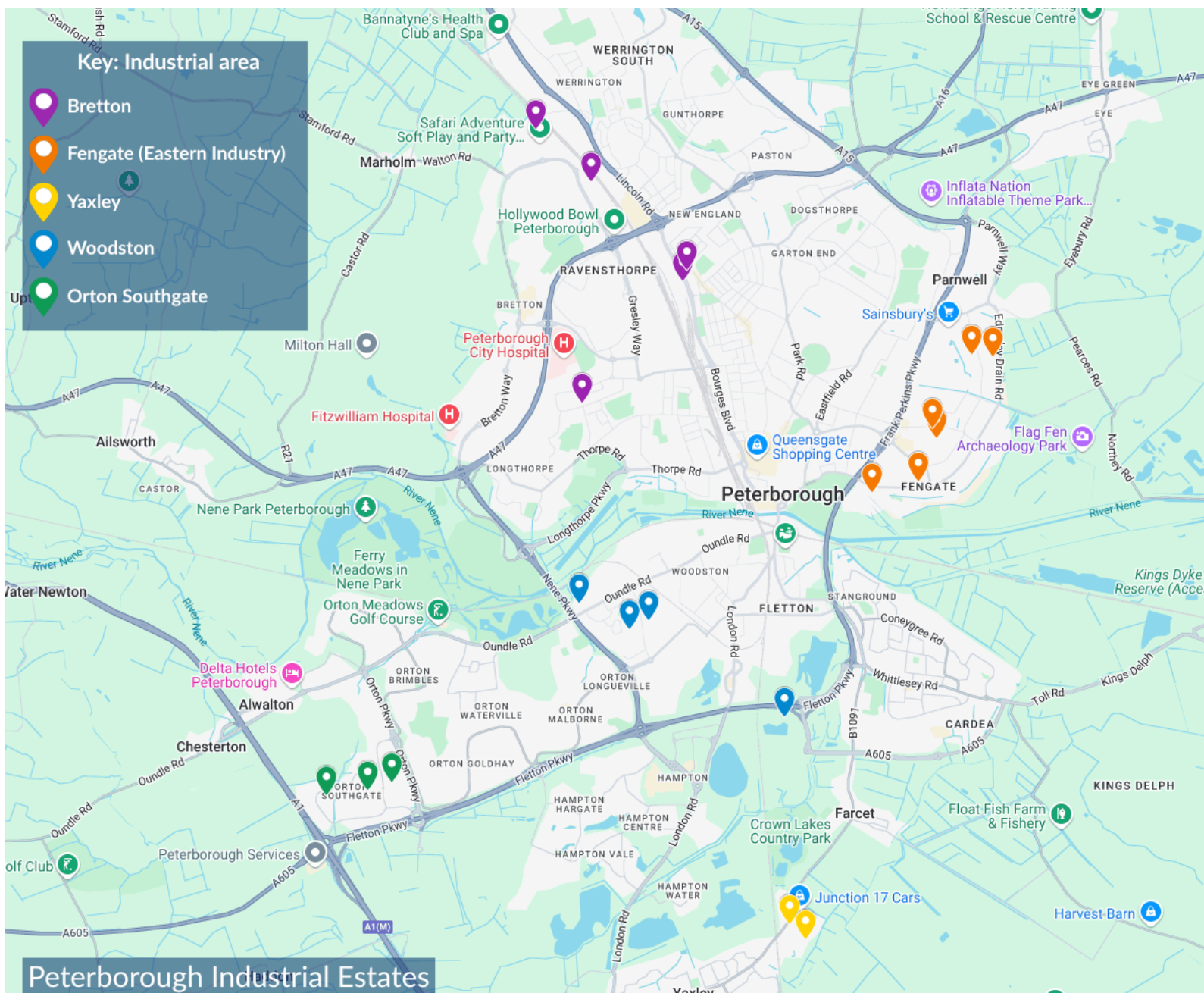


Strong local amenities



Set within a growing mixed use industrial estate

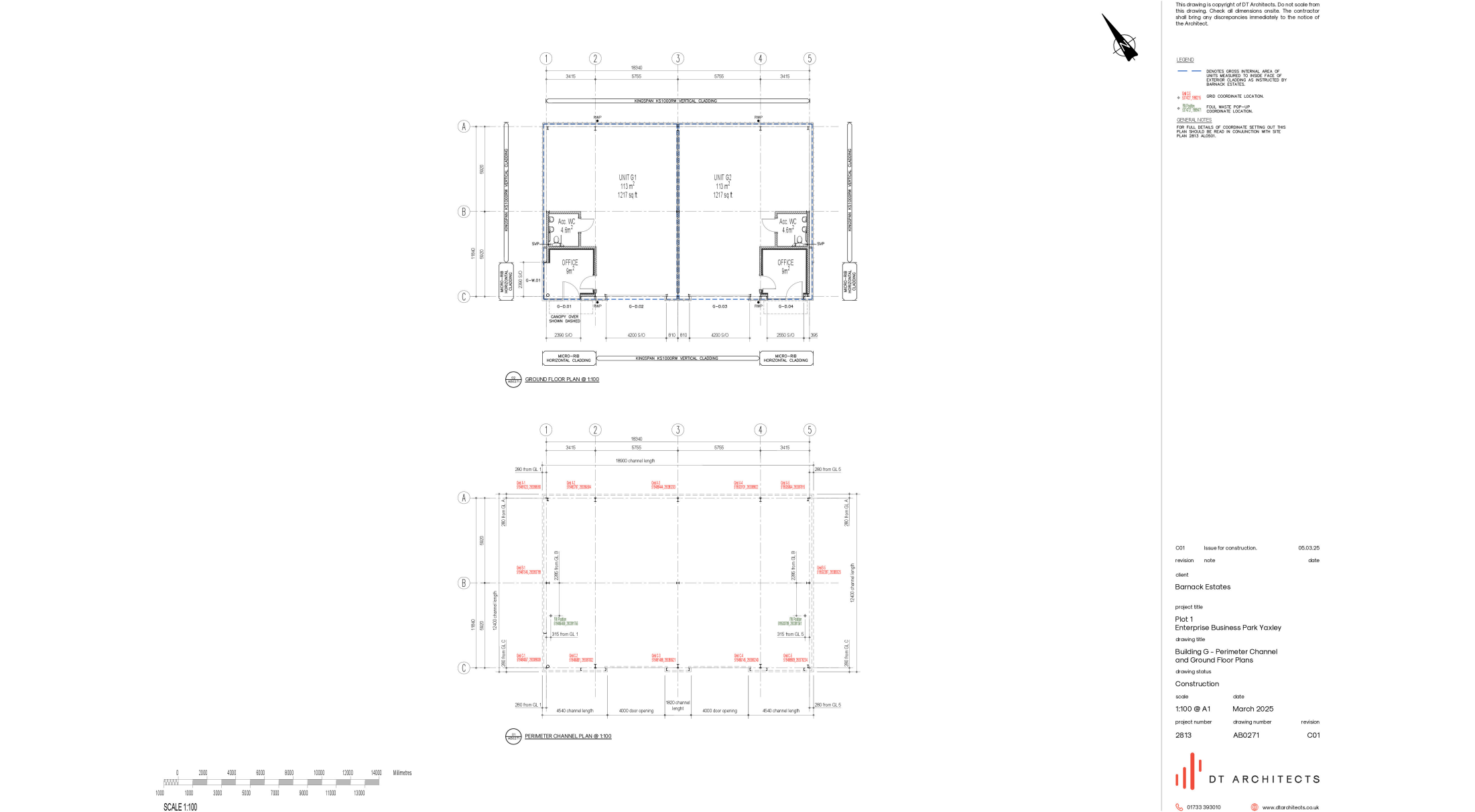




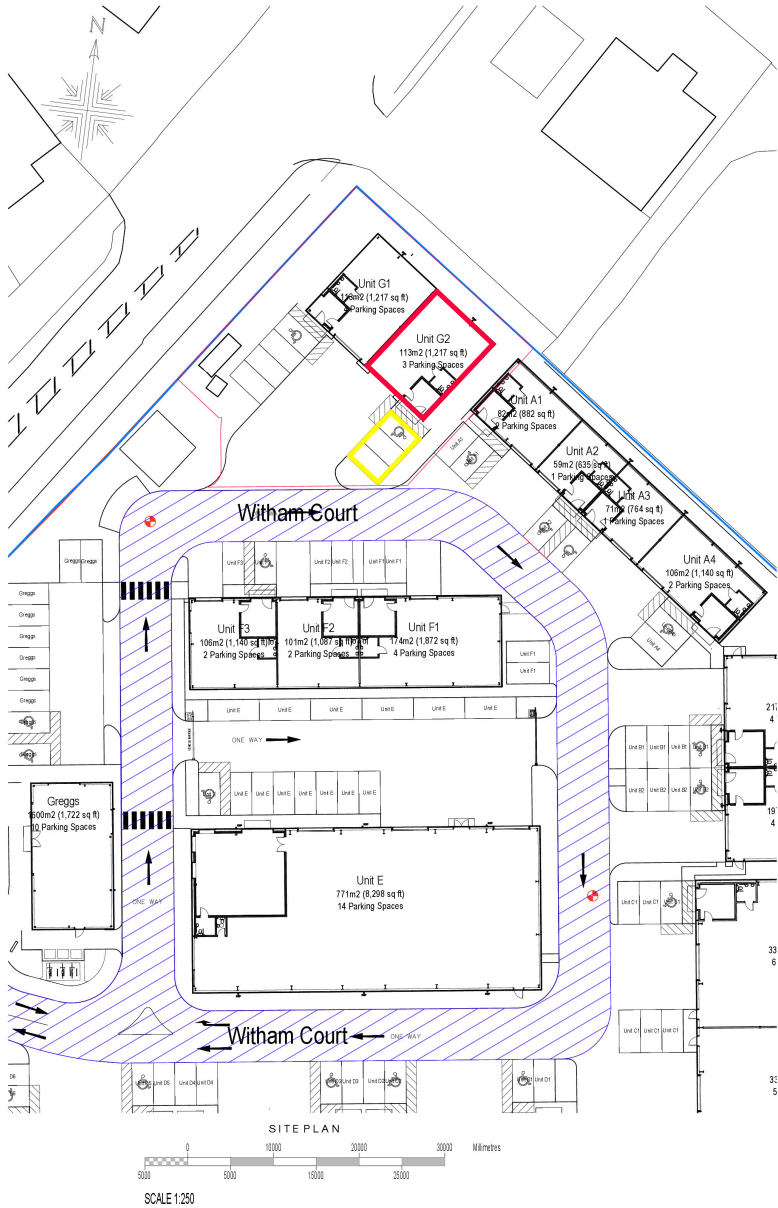
Peterborough

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.





Unit 3 Witham Court (known as G2)



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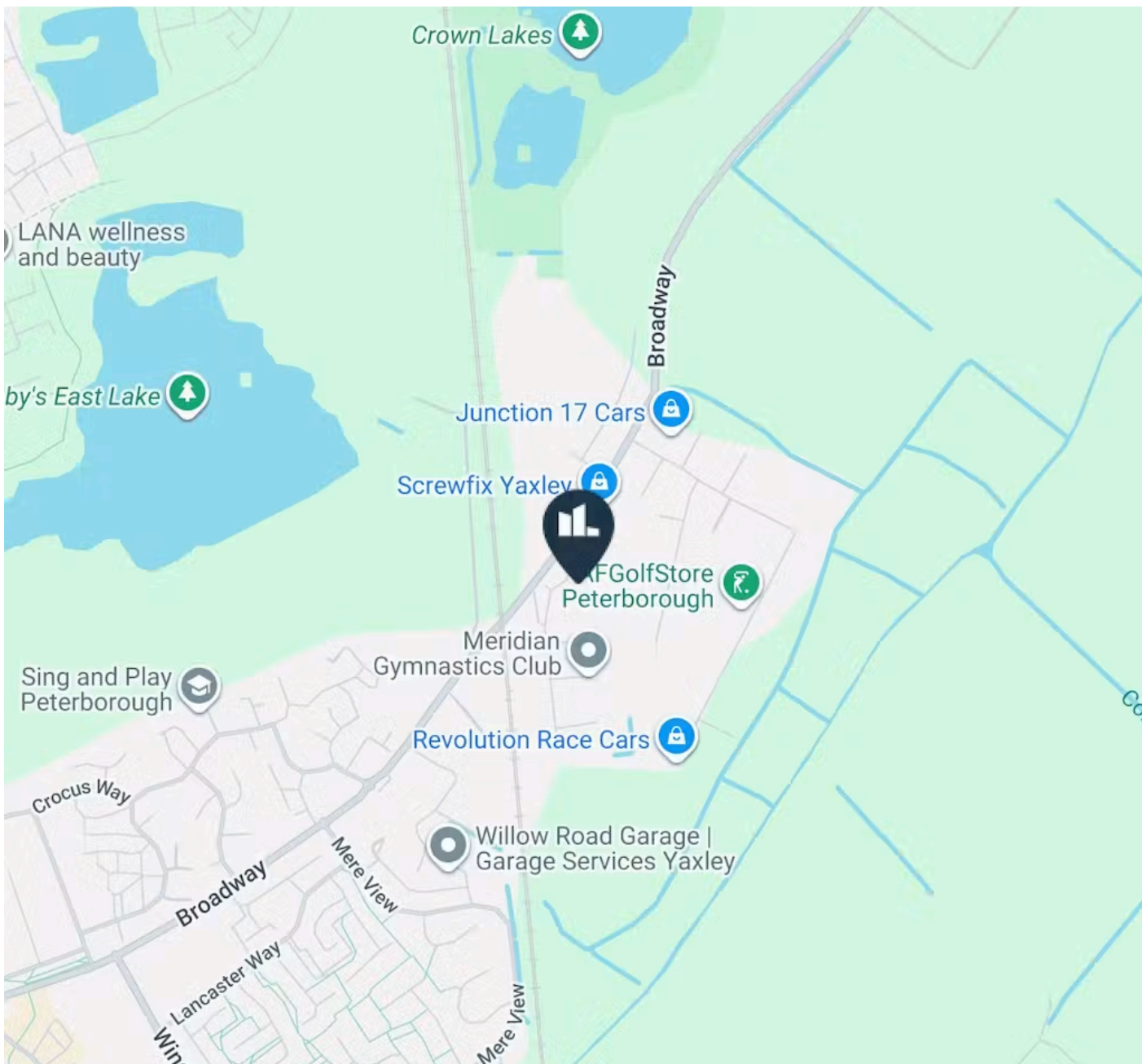
- Estate Boundary
- Unit Demise
- Unit Parking Space
- Access Way

F01	preliminary issue	16.10.25
revision	note	date
client	Broadway Developments Ltd	
project title	Enterprise Park Broadway, Yaxley	
drawing title	Units G2, Plot 1 Transfer Plan	
drawing status	Transfer	
scale	1:250 & 1:1250	date October 2024
project number	2565	drawing number TP0221
		revision 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	1,223	113.62	Available
Total	1,223	113.62	

DESCRIPTION

Unit 3 is a prominent semi-detached unit fronting Broadway, 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. First-floor level windows provide excellent natural light to the unit, while CCTV provides additional security.

Externally, Unit 3 benefits from a corner position and includes three dedicated car parking spaces.

Approximate dimensions:
9.29 (W) x 11.97 (D) m

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

EPC

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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



Sophie Dickens
07763 206550
sophiedickens@tydusre.com



Joe Sagoe
07869 046125
joesagoe@tydusre.com

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