

INDUSTRIAL TO LET

Witham Court

Peterborough, PE7 3WY



Key Highlights

- High quality brand new industrial/warehouse unit
- Electric loading doors
- LED lighting
- Onsite parking
- 3 miles from J16 of the A1(M)
- Nearby occupiers include Greggs, Howdens and Screwfix

Stuart House
St John's Street
Peterborough, PE1 5DD

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DESCRIPTION

The latest phase of the Enterprise Park development incorporates industrial/warehouse 18 units within structured landscaping surroundings. Each unit is fitted with an office space and accessible WC along with LED lighting and parking to the front.

ACCOMMODATION

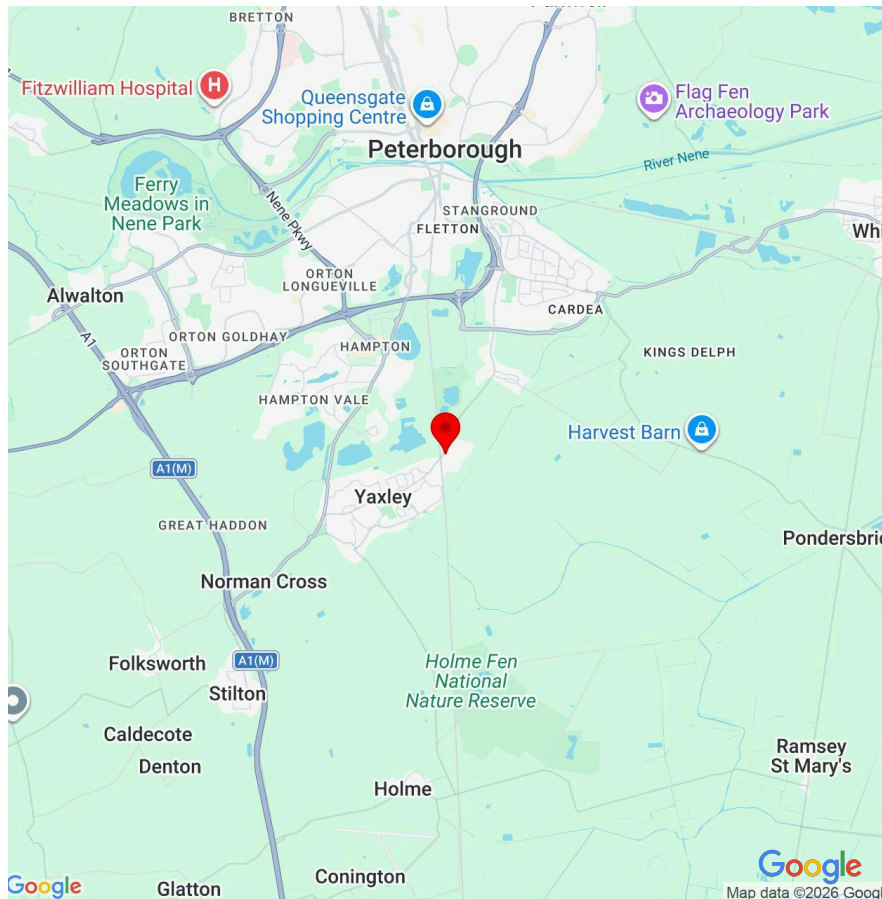
The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - A1	882	82
Unit - A2	635	59
Unit - A3	764	71
Unit - A4	1,140	106
Unit - D1	1,184	110
Unit - D2	1,108	103
Unit - D3	1,065	99
Unit - D4	1,065	99
Unit - D5	1,065	99
Unit - F2	1,087	101
Unit - G2	1,217	113
TOTAL	11,212	1,042

LOCATION

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Enterprise Park has direct access to Broadway and is located 3 miles from J16 of the A1(M) at Norman Cross with access to the Parkway dual carriageway road system around Peterborough which is approx 2 miles to the north-east. The site is serviced by a main bus route and is adjacent to Eagle Business Park a modern 30+ acre trade counter, industrial, warehouse and mixed use estate. Nearby occupiers include Screwfix, Junction 17 Cars, Howdens and many others.



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VIEWINGS

Strictly by appointment with the agents.

TERMS

The units will be available to let on terms to be agreed.

VAT

VAT will be charged in addition to the price at the prevailing rate.

BUSINESS RATES

The units will be assessed upon completion.

SERVICE CHARGE

A service charge will be payable towards the upkeep of common areas.

DEVELOPER

The development is by Broadway Developments Yaxley Limited. Barnack have a strong reputation locally and have developed over 300 industrial/office and...

EPC

The units will be assessed upon completion.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

PLANNING

Interested parties are advised to make their own investigations the Local Planning Authority.

CONTACTS

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Witham Court – Pricing & Accommodation

Unit	Size (Sq Ft)	Size (Sq M)	Rent per annum
A1	882	82	£12,000
A2	635	59	£9,525
A3	764	71	£11,450
A4	1,140	106	£14,250
D1	1,184	110	£14,750
D2	1,108	103	£13,850
D3	1,065	99	£13,300
D4	1,065	99	£13,300
D5	1,065	99	£13,300
F2	1,087	101	£13,500
G2	1,217	113	£15,250