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**BARKER STOREY
MATTHEWS**

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NEW WAREHOUSE/INDUSTRIAL UNITS – FOR SALE /TO LET



CRUSADER COURT, HARRIER WAY, YAXLEY, PETERBOROUGH

1,100 sq ft- 4,180 sq ft (102 – 388.5 sq m)

Rent from £10,450 pax

Price from £148,500

FOR SALE / TO LET

- Newly built units
- 6m eaves
- Fibre connection in place
- Distinctive design, ability to add extra offices

Location

Crusader Court on Eagle Business park is being constructed on the successful phase II of the Eagle Business Park, Yaxley. This location is approximately 3 miles from Junction 16 of the A1 (M) at Norman Cross with access to the Parkway system around Peterborough being approximately 2 miles to the northeast.

Description

New industrial/ warehouse development. The units are to be constructed as follows:

- Steel portal frame construction with an eaves height of 6m.
- Units will benefit from offices and toilets
- LED lighting throughout and electric loading doors.
- Good levels of car parking, fenced and gated site.
- Offices fitted with suspended ceilings and recessed LED lighting.
- All units will benefit from a fibre connection
- A standard occupier board will be erected. Cost to be confirmed

Note the graphics are for marketing purposes only and should not be relied upon. The specification might change up to the day of completion.

Services

Mains electricity and water are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Accommodation/ Prices and Rents

Units	SQ M	SQ FT	PRICE	RENT
1	388.5	4,180	£501,500	£30,500
2	213.5	2,300	£276,000	£17,950
3	138.5	1,490	£194,000	£13,000
4	102	1,100	£148,500	£10,450
5	112.5	1,210	£160,000	£11,250
6	128.5	1,380	£179,500	£12,400
7	128.5	1,380	£179,500	£12,400
8	112.5	1,210	£160,000	£11,250
9	102	1,100	£148,500	£10,450
10	138.5	1,490	£194,000	£13,000
11	193.5	2,080	£249,500	£17,000

Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office

12	170	1,830	£228,750	£15,500
14	170	1,830	£228,750	£15,500
15	193.5	2,080	£249,500	£17,000

Timing

Practical completion expected by summer/Autumn 2021. Units should be reserved at an early stage to avoid disappointment.

Terms

The premises are available leasehold or freehold.

Business Rates

All units of around 2,000 sq ft or less will benefit from small business rates relief whereby qualifying companies will pay **no business rates**.

Availability

Reservations can be made by tenants agreeing to exchange within a period of 6 weeks and complete the purchase/letting as units are completed.

Legal Costs

Each party to bear their own costs in relation to this transaction.

Service charge

A service charge will be levied for the upkeep and maintenance of common areas.

VAT

We understand that VAT will be charged on the price/rent.

EPC

An EPC will be commissioned upon practical completion and will be made available

Viewing

Strictly by appointment with the sole agents:-
Barker Storey Matthews
The Lawns
33 Thorpe Road
Peterborough
PE3 6AB

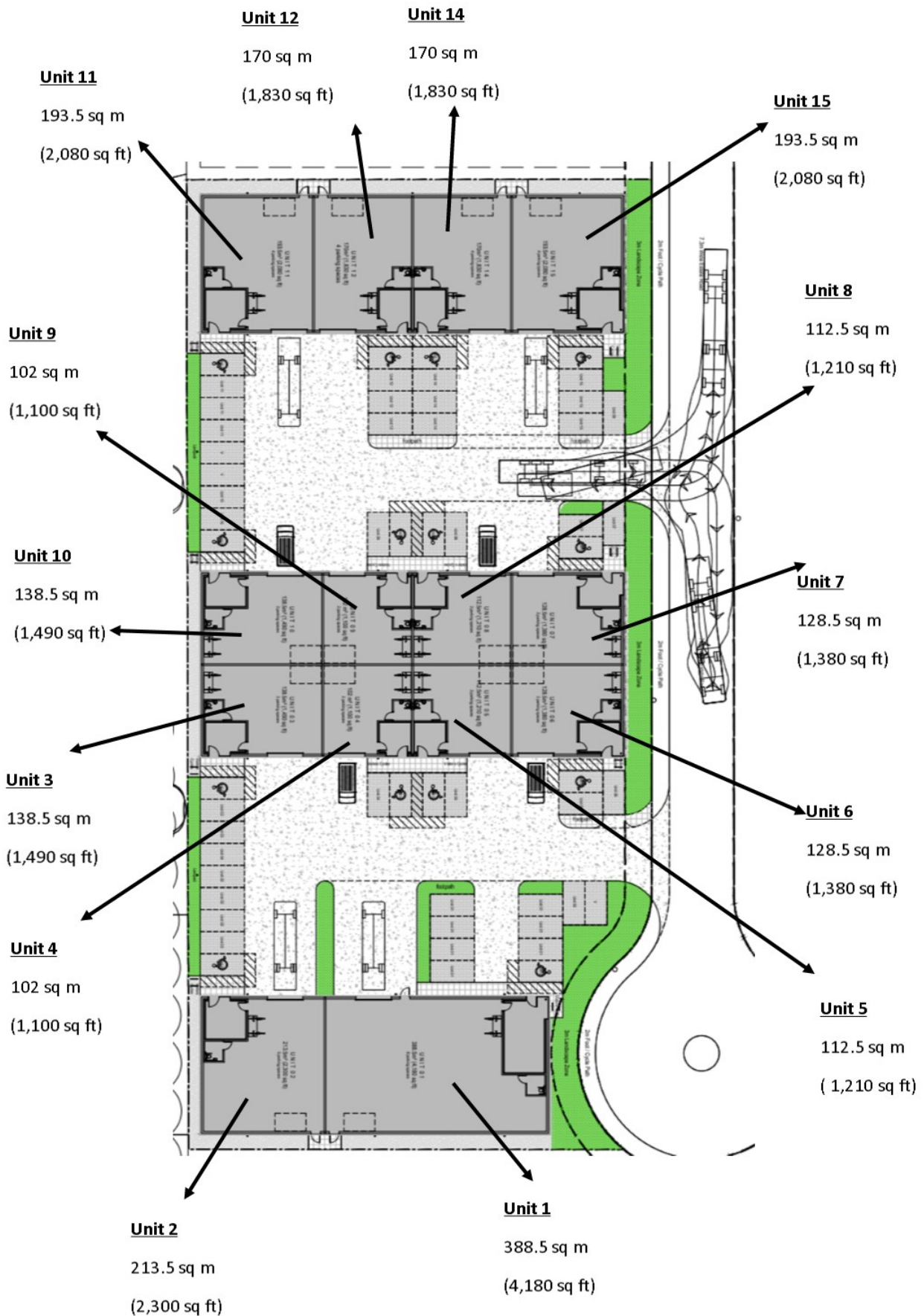
Richard Jones
richard.jones@eddisons.com
(01733) 556497

(USE PE7 3ZE UNTIL NEW POST CODE IS KNOWN)

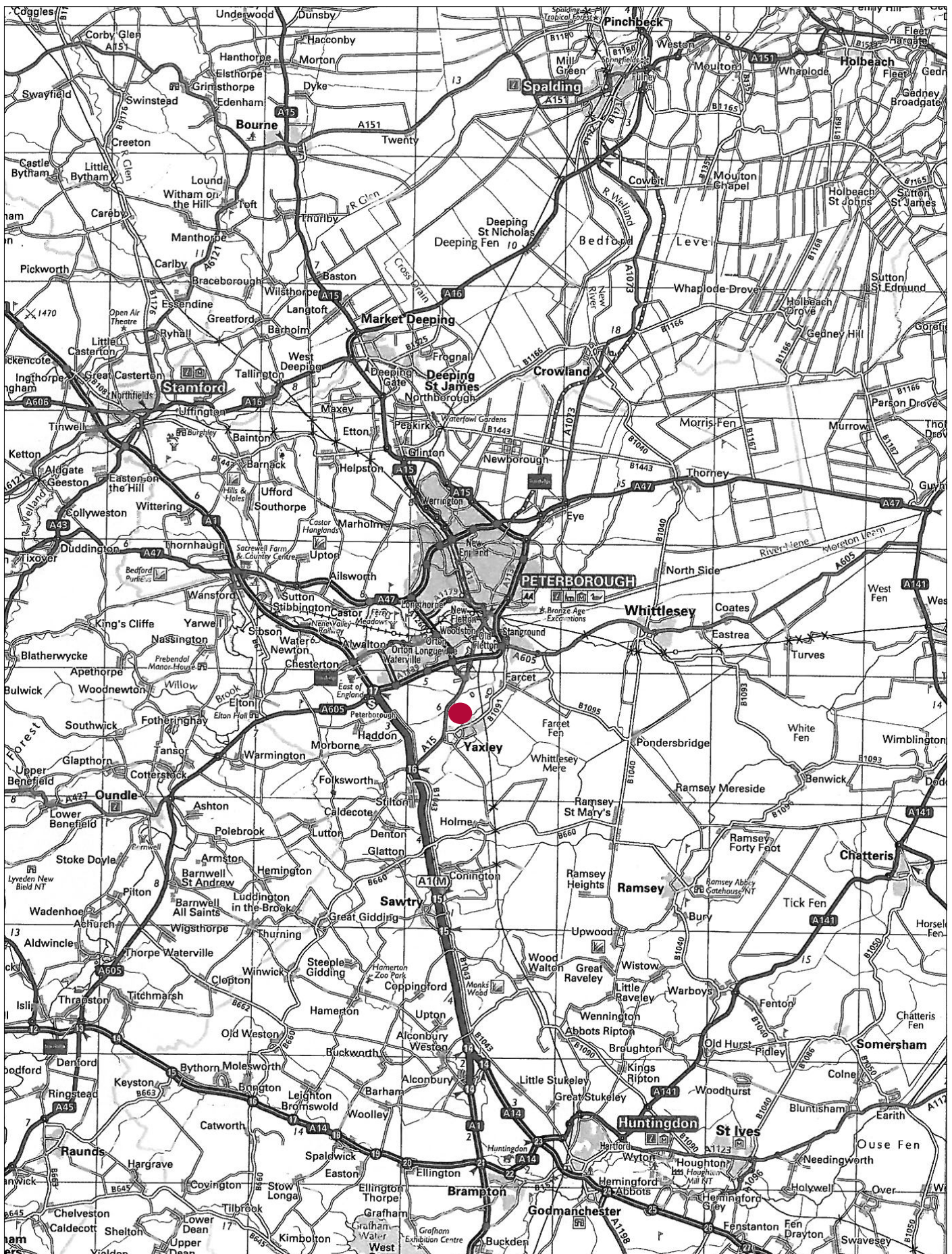
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