

Industrial

To Let



6 Firecrest Court, Harrier Way
Yaxley, Peterborough PE7 3WL
801.156987



6 Firecrest Court

Harrier Way, Yaxley, Peterborough PE7 3WL



Agreement

To Let



Detail

Industrial



Rent

£11,000 pax



Size

85.65 sq m (922 sq ft)



Location

Peterborough PE7 3WL



Property ID

801.156987

For Viewing & All Other Enquiries Please Contact:



JULIAN WELCH

Director

T: 01733 556496

M: 07713 118053

E: Julian.Welch@eddisons.com



Oliver Leaf

Graduate Surveyor

T: 01733 887722

M: 07483 513073

E: oliver.leaf@eddisons.com

Property

The property comprises a modern mid-terrace light industrial / storage unit within a fenced and gated estate. The unit is of steel portal frame construction with Insulated metal sheet clad elevations under a pitched insulated metal sheet clad roof with integrated rooflights. The unit benefits from a full height electrically operated sectional loading door, separate pedestrian entrance, small office, LED lighting, disabled compliant WC and three phase power. Two allocated parking spaces are included with the unit.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	85.65	922

Energy Performance Certificate

Rating: B (32)

A copy of the certificate is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Please note vehicle related uses are not permitted on this scheme.

Rates

Charging Authority: Huntingdon District Council
Description: Warehouse and Premises

At the current time the unit forms part of the Rating Assessment for Units 5-7 Firecrest Court and it is therefore being reassessed. Once separately assessed it is estimated that a Rateable Value in the region of £9,000 will be applied which meaning that **100% Small Business Rates Relief** will be available for qualifying occupiers, being an occupier for which this is its only commercial premises.

Further details on request.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£11,000 per annum exclusive

Estate Charge

An estate charge is levied to cover the upkeep, maintenance and repair of all common parts of the development. Further details on request.

VAT

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

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, prospective tenants will be required to provide ID documentation and pass AML checks prior to instruction of solicitors.

Location

Firecrest Court is located off Harrier Way within the hugely successful Eagle Business Park in Yaxley. The location is approximately 3 miles from Junction 16 of the A1(M) with access to the Peterborough Parkway system approximately 2 miles to the north.





