



8 Enterprise Court, Falcon Way, Eagle Business Park  
Yaxley, Peterborough PE7 3GR

**Eddisons**

# 8 ENTERPRISE COURT

FALCON WAY, EAGLE BUSINESS PARK, YAXLEY, PETERBOROUGH PE7 3GR



Agreement

For Sale



Detail

Industrial



Price

£190,000



Size

109.43 sq m (1,178 sq ft)  
plus mezzanine of  
71.88 sq m (774 sq ft)



Location

Peterborough PE7 3GR



Property ID

801.1233628

For Viewing & All Other Enquiries Please Contact:



**JULIAN WELCH**

Director

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## Property

The property comprises a mid-terraced light industrial / warehouse unit of steel portal frame construction with insulated metal sheet clad elevations under an insulated metal sheet clad monopitch roof with integrated rooflights. The unit provides a full height sectional loading door, separate pedestrian entrance, small office, disabled compliant WC and three phase power.

A former occupier has installed a mezzanine floor providing additional office space at first floor level (no construction details or loading limits are available). Externally there is allocated parking for three vehicles.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground floor	109.43	1,178
Mezzanine	71.88	774
Total GIA	181.31	1,952

## Energy Performance Certificate

An EPC certificate has been commissioned and will be made 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 uses within Class 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.

## Business Rates

Charging Authority: Huntingdon District Council  
Description: Warehouse and Premises  
Rateable Value: £11,500

Because the Rateable Value falls below £12,000, 100% Small Business Rates Relief is available to qualifying occupiers, being an occupier for which this is its only commercial property. For non-qualifying occupiers, Business Rates are normally payable at 49.9 pence in the Pound on the Rateable Value.

Interested parties are encouraged to confirm the rates payable figure with the Charging Authority.

## Tenure

The property is available For Sale with vacant possession on completion.

## Price

£190,000 for the freehold interest, subject to contract.

## Estate Charge

An Estate Charge is levied to cover the upkeep, maintenance and repair of all common parts of the development. 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

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

Enterprise Court is located within the hugely successful Eagle Business Park on the northern edge of Yaxley. The property sits at the front of the scheme and is accessed off Condor Way. There is quick access to J16 of the A1(M) at Norman Cross (3 miles), and the Peterborough Parkway system is 3 miles to the north.





