



9 Ravens Court, Eagle Business Park
Yaxley PE7 3WL

801.162199

Eddisons

9 RAVENS COURT

EAGLE BUSINESS PARK, YAXLEY PE7 3WL



Agreement

To Let



Detail

Industrial



Rent/Price

£12,000 pax



Size 94.4 sq m (1,016

sq ft)



Location Yaxley,

PE7 3WL



Property ID

801.162199

For Viewing & All Other Enquiries Please Contact:



GAVIN HYNES
MRICS
Regional Managing
Director

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HATTIE GULLAN-WHUR

Surveyor

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Property

An end of terrace unit, fronting Harrier Way, within a fenced and gated estate. The unit comprise of steel portal frame construction with a monopitch roof. The warehouse benefits from an office, disabled WC and kitchenette area with LED lighting throughout and an electric loading door. Fibre connection is connected to the property. 3 car parking spaces are allocated to 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
Ground Floor	94.4	1,016
Width 12.49 m		
Depth 7.56m		
Total GIA	94.4	1,016

Energy Performance Certificate

Rating: 28 (B)

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.

Charging Authority: Council
Description: Industrial and Premises
Rateable Value: £8,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

100% small business rates relief is available to the qualifying occupier. Further details on request from the letting agent.

Tenure

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

£12,000 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

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 tenants will be required to provide confirmation of their identity 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

Ravens Court is situated within 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.







